

Filing # 77470299 E-Filed 09/05/2018 03:38:56 PM

IN THE CIRCUIT COURT FOR THE
FIFTEENTH JUDICIAL CIRCUIT, IN AND
FOR PALM BEACH COUNTY, FLORIDA

LYDABELLE BICKNELL, as Trustee of the
LYDABELLE BICKNELL REVOCABLE
TRUST dated January 7, 2003; EDMOND L.
PRETI, a single man, now married;
THOMAS J. LUNDEEN and MICHELLE
LUNDEEN, husband and wife; JOSEPH R.
WILLIS and DEBORAH K. WILLIS, his wife;
JOHN W. APGAR, JR., Trustee or his
successors in trust, under the JOHN W.
APGAR, JR. LIVING TRUST dated June 19,
2014; MICHAEL J. BURLEY, a single man,
now married; PEDRO M. RIVERA-PIEROLA
and NANCY F. RIVERA-PIEROLA, his wife;
ELENA BUENO de GONZALEZ and
GUILLERMO E. GONZALEZ, wife and
husband; JOSEPH R. KOLB and LORI M.
KOLB, husband and wife; RONALD K.
LANTZ and TINA LANTZ, his wife; and
WILLIAM E. NEVILLE and SUZANNE E.
NEVILLE, his wife,

Plaintiffs,

-vs-

NORTH PALM BEACH PROPERTIES, INC.,
a Florida corporation,

Defendant.

/

COMPLAINT TO QUIET TITLE

Plaintiffs, LYDABELLE BICKNELL, as Trustee of the LYDABELLE BICKNELL
REVOCABLE TRUST dated January 7, 2003; EDMOND L. PRETI, a single man, now married;
THOMAS J. LUNDEEN and MICHELLE LUNDEEN, husband and wife; JOSEPH R. WILLIS and
DEBORAH K. WILLIS, his wife; JOHN W. APGAR, JR., Trustee or his successors in trust,
under the JOHN W. APGAR, JR. LIVING TRUST dated June 19, 2014; MICHAEL J. BURLEY,

a single man, now married; PEDRO M. RIVERA-PIEROLA and NANCY F. RIVERA-PIEROLA, his wife; ELENA BUENO de GONZALEZ and GUILLERMO E. GONZALEZ, wife and husband; JOSEPH R. KOLB and LORI M. KOLB, husband and wife; RONALD K. LANTZ and TINA LANTZ, his wife; and WILLIAM E. NEVILLE and SUZANNE E. NEVILLE, his wife (collectively, "**Plaintiffs**"), bring this action against defendant, NORTH PALM BEACH PROPERTIES, INC., a Florida corporation ("**Defendant**"), and allege:

1. This is an action to quiet title in accordance with Section 65.061(2), Florida Statutes (2018), to certain real property comprised of uplands and submerged lands located in the Northeasterly one-half of the C-17 Canal right-of-way ("**Canal**") to its centerline located adjacent to Plaintiffs' Lots 1 through 11, inclusive, Block 26, of the VILLAGE OF NORTH PALM BEACH PLAT NO. 2, according to the Plat thereof, recorded in Plat Book 25, Page 59, of the Public Records of Palm Beach County, Florida ("**Plat No. 2**"), a copy of which Plat No. 2 is attached hereto as ***Exhibit "A"***, more specifically described as follows:

Lot 1, Block 26, Plat No. 2 ("Lot 1") vested in LYDABELLE BICKNELL as Trustee of the LYDABELLE BICKNELL REVOCABLE TRUST dated January 7, 2003, the submerged lands in the C-17 Canal adjacent to Lot 1 bordered by the following: (a) the Southwesterly landward property line of Lot 1; (b) the Westerly property line of Lot 1 extended from the landward Southwest corner of Lot 1 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 1 extended from the landward Southeast corner of Lot 1 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Westerly property line of Lot 1 extended and the Southeasterly property line of Lot 1 extended;

Lot 2, Block 26, Plat No. 2 ("Lot 2") vested in EDMOND L. PRETI, a single man, the submerged lands in the C-17 Canal adjacent to Lot 2 bordered by the following: (a) the Southwesterly landward property line of Lot 2; (b) the Northwesterly property line of Lot 2 extended from the landward Southwest corner of Lot 2 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 2 extended from the landward Southeast corner of Lot 2 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 2 extended and the Southeasterly property line of Lot 2 extended;

Lot 3, Block 26, Plat No. 2 ("Lot 3") vested in THOMAS J. LUNDEEN and MICHELE J. LUNDEEN, husband and wife, the submerged lands in the C-17 Canal adjacent to Lot 3 bordered by the following: (a) the Southwesterly landward property line of Lot 3; (b) the Northwesterly property line of Lot 3 extended from the landward Southwest corner of Lot 3 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 3 extended from the landward Southeast corner of Lot 3 to the centerline of the C-17 Canal; and (d) the centerline of

the C-17 Canal between the Northwestern property line of Lot 3 extended and the Southeasterly property line of Lot 3 extended;

Lot 4, Block 26, Plat No. 2 ("Lot 4") vested in JOSEPH R. WILLIS and DEBORAH K. WILLIS, his wife, the submerged lands in the C-17 Canal adjacent to Lot 4 bordered by the following: (a) the Southwesterly landward property line of Lot 4; (b) the Northwestern property line of Lot 4 extended from the landward Southwest corner of Lot 4 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 4 extended from the landward Southeast corner of Lot 4 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwestern property line of Lot 4 extended and the Southeasterly property line of Lot 4 extended;

Lot 5, Block 26, Plat No. 2 ("Lot 5") vested in JOHN W. APGAR, JR., Trustee, or his successors in trust, under the JOHN W. APGAR, JR. LIVING TRUST dated June 19, 2014, the submerged lands in the C-17 Canal adjacent to Lot 5 bordered by the following: (a) the Southwesterly landward property line of Lot 5; (b) the Northwestern property line of Lot 5 extended from the landward Southwest corner of Lot 5 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 5 extended from the landward Southeast corner of Lot 5 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwestern property line of Lot 5 extended and the Southeasterly property line of Lot 5 extended;

Lot 6, Block 26, Plat No. 2 ("Lot 6") vested in MICHAEL J. BURLEY, a single man, the submerged lands in the C-17 Canal adjacent to Lot 6 bordered by the following: (a) the Southwesterly landward property line of Lot 6; (b) the Northwestern property line of Lot 6 extended from the landward Southwest corner of Lot 6 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 6 extended from the landward Southeast corner of Lot 6 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwestern property line of Lot 6 extended and the Southeasterly property line of Lot 6 extended;

Lot 7, Block 26, Plat No. 2 ("Lot 7") vested in PEDRO M. RIVERA-PIEROLA and NANCY F. RIVERA-PIEROLA, his wife, the submerged lands in the C-17 Canal adjacent to Lot 7 bordered by the following: (a) the Southwesterly landward property line of Lot 7; (b) the Northwestern property line of Lot 7 extended from the landward Southwest corner of Lot 7 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 7 extended from the landward Southeast corner of Lot 7 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwestern property line of Lot 7 extended and the Southeasterly property line of Lot 7 extended;

Lot 8, Block 26, Plat No. 2 ("Lot 8") vested in ELENA BUENO de GONZALEZ and GUILLERMO E. GONZALEZ, wife and husband, the submerged lands in the C-17 Canal adjacent to Lot 8 bordered by the following: (a) the Southwesterly landward property line of Lot 8; (b) the Northwestern property line of Lot 8 extended from the landward Southwest corner of Lot 8 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 8 extended from the landward Southeast corner of Lot 8 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwestern property line of Lot 8 extended and the Southeasterly property line of Lot 8 extended;

Lot 9, Block 26, Plat No. 2 ("Lot 9") vested in JOSEPH R. KOLB and LORI M. KOLB, husband and wife, the submerged lands in the C-17 Canal adjacent to Lot 9 bordered by the following: (a) the Southwesterly landward property line of Lot 9; (b) the Northwesterly property line of Lot 9 extended from the landward Southwest corner of Lot 9 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 9 extended from the landward Southeast corner of Lot 9 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 9 extended and the Southeasterly property line of Lot 9 extended;

Lot 10, Block 26, Plat No. 2 ("Lot 10") vested in RONALD K. LANTZ and TINA LANTZ, his wife, the submerged lands in the C-17 Canal adjacent to Lot 10 bordered by the following: (a) the Southwesterly landward property line of Lot 10; (b) the Northwesterly property line of Lot 10 extended from the landward Southwest corner of Lot 10 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 10 extended from the landward Southeast corner of Lot 10 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 10 extended and the Southeasterly property line of Lot 10 extended; and

Lot 11, Block 26, Plat No. 2 ("Lot 11") vested in WILLIAM E. NEVILLE and SUZANNE E. NEVILLE, his wife, the submerged lands in the C-17 Canal adjacent to Lot 11 bordered by the following: (a) the Southwesterly landward property line of Lot 11; (b) the Northwesterly property line of Lot 11 extended from the landward Southwest corner of Lot 11 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 11 extended from the landward Southeast corner of Lot 11 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 11 extended and the Southeasterly property line of Lot 11 extended (collectively, the "**Disputed Lands**").

2. Set forth below is a list of the instruments in chronological order which precede and include the recording of Plat No. 2:

a. Special Warranty Deed from BANKERS LIFE and CASUALTY COMPANY, a corporation existing under the laws of the State of Illinois, and duly authorized to transact business in the State of Florida, to NORTH PALM BEACH, INC., a corporation existing under the laws of the State of Florida, recorded November 15, 1955, in Deed Book 1114, Page 281, of the Public Records of Palm Beach County, Florida (the "**North Palm Beach Deed**"), a copy of which is attached hereto as ***Exhibit "B"***. (The North Palm Beach Deed conveyed to NORTH PALM BEACH, INC., numerous lands, including the lands underlying Plat No. 2 and the Disputed Lands.)

b. Easement Deed establishing the legal description for a portion of the proposed Canal from NORTH PALM BEACH, INC., a Florida corporation, to CENTRAL AND SOUTHERN

FLORIDA FLOOD CONTROL DISTRICT, its successors and assigns, recorded September 26, 1956, in Deed Book 1156, Page 186, of the Public Records of Palm Beach County, Florida (**"Canal Easement #1"**), a copy of which is attached hereto as ***Exhibit "C"***. Canal Easement #1 established a perpetual easement and right:

...for any and all purposes necessary, convenient, or incident to, or in connection with, the construction, maintenance and operation of any project in the interest of flood control, reclamation, conservation, water storage and allied purposes now or that may hereafter be conducted....

c. Easement Deed establishing the legal description for a portion of the proposed Canal from NORTH PALM BEACH, INC., a Florida corporation, to CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, its successors and assigns, recorded November 21, 1956, in Deed Book 1163, Page 294, of the Public Records of Palm Beach County, Florida (**"Canal Easement #2"**), a copy of which is attached hereto as ***Exhibit "D"***. Canal Easement #2 also established a perpetual easement and right:

...for any and all purposes necessary, convenient, or incident to, or in connection with, the construction, maintenance and operation of any project in the interest of flood control, reclamation, conservation, water storage and allied purposes now or that may hereafter be conducted....

(Hereinafter, Canal Easement #1 and Canal Easement #2 are collectively referred to as the **"Canal Easement"**).

d. Certificate Amending Charter of North Palm Beach, Inc., recorded March 18, 1957, in Official Records Book 31, Page 682, of the Public Records of Palm Beach County, Florida (**"Change of Name Certificate"**), a copy of which is attached hereto as ***Exhibit "E"***, the terms of which evidenced the change in name of the corporation from NORTH PALM BEACH, INC., to NORTH PALM BEACH PROPERTIES, INC.

e. Warranty Deed from NORTH PALM BEACH PROPERTIES, INC., a Florida corporation, to VIRGINIA GRAVLIN, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES,

INC., BELVEDERE HOLDING CORP. and WILLIAM W. BLAKESLEE, as Trustee, doing business as NORTHLAKE PROPERTIES (hereinafter, collectively, the "Owners/Dedicators"), recorded June 5, 1957, in Official Records Book 63, Page 88, of the Public Records of Palm Beach County, Florida ("Owners/Dedicators Deed"), a copy of which is attached hereto as **Exhibit "F"**. The legal description of Parcel No. 1 attached as Exhibit "A" to the Owners/Dedicators Deed includes the lands underlying Plat No. 2, including the Disputed Lands. By the Owners/Dedicators Deed, NORTH PALM BEACH PROPERTIES, INC., relinquished to the Owners/Dedicators the ownership interest of NORTH PALM BEACH PROPERTIES, INC., in and to the lands underlying Plat No. 2, including the Disputed Lands.

f. On June 11, 1957, the Owners/Dedicators executed Plat No. 2, which Plat No. 2 was then recorded in the Public Records of Palm Beach County, Florida, on July 9, 1957, in Plat Book 25, Page 59, of the Public Records of Palm Beach County, Florida. A review of Plat No. 2 evidences that: (a) that portion of the Canal included in Plat No. 2 to its centerline is included in the overall legal description of the lands comprising Plat No. 2, meaning that the portion of the Canal included in Plat No. 2 to its centerline was intended to be disposed of by dedication, reservation or retention of ownership rights in some manner; (b) the Canal Easement is specifically noted and referenced, meaning title to the Canal is subject to the previously established rights of the holder of the Canal Easement; (c) the portion of the Canal adjacent to each of Lots 1 through 11, inclusive, Block 26, Plat No. 2, depicts dashed lines from the Southeasterly and Northwesterly side-lot lines of each Plaintiff's Lot to the centerline of the Canal (collectively, "Property Line Continuations"); (d) no explanation or reference is made on Plat No. 2 regarding the Property Line Continuations, however, such Property Line Continuations were intentionally set forth on Plat No. 2, and, if such Property Line Continuations are deemed ambiguous, any ambiguity must be determined against the Owners/Dedicators and in favor of Plaintiffs; (e) no dedications of the Canal, including the Disputed Lands, were made

by the Owners/Dedicators, even though other water features/Lagoons depicted on the Plat were dedicated to the Village of North Palm Beach; and (f) no reservation or retention of ownership rights in and to the Canal, including the Disputed Lands, was made by the Owners/Dedicators (collectively, "**Plat Considerations**").

3. Plaintiffs deraign their interest and title to the Disputed Lands pursuant to: (a) the chains of title for each of Lots 1 through 11, inclusive, Block 26, Plat No. 2, set forth on ***Exhibit "G"***; and (b) the Plat Considerations. Plaintiffs are the owners of fee simple title to and are in possession of the property legally described on their respective deeds including without limitation that portion of the Disputed Lands immediately adjacent to and adjoining their respective properties.

4. Plaintiffs' ownership interests and title to the Disputed Lands is also based upon the following legal standards associated with the interpretation of Plats (collectively, the "**Plat Interpretation Standards**"):

a. **Interpretation of Plats.**

"A plat is a written instrument and must be construed as a whole. Every part is to be given effect and construed fairly and reasonably if we are to determine the intention of the dedicator." *Broward County v. Lerer*, 203 So.2d 672, 674 (Fla. 4th DCA 1967).

In construing the obviously ambiguous descriptive phrase in dispute, **certain rules of construction should be applied. The plat must be construed as a whole and every part of the instrument given effect. Too, the plat should be construed fairly and reasonably with no part rejected as superfluous. Finally, if the plat is ambiguous, the construction must be against the dedicator....** *North Lauderdale Corp. v. Lyons*, 156 So.2d 690, 692 (Fla 2d DCA 1963) (emphasis supplied).

b. **Conveyance of Lot according to a Plat Depicting Boundary by Street, Private Road or Other Right-of-Way.**

"[I]t must be assumed that the conveyances in question were made with reference to the streets as marked on the plat or map filed among the public records of the county. Though the spaces marked for streets were not in fact used as streets, yet the conveyances of lots abutting on the spaces marked on the map as streets, by construction of law to effectuate the manifest intention of

the parties, carries title to the middle of the space marked as streets on the map or plat on file, there being no contrary intent shown." *Smith v. Horn*, 70 Fla. 484, 491, 70 So. 435, 437 (Fla. 1915)(emphasis supplied); *Servando Bldg. Co. v. Zimmerman*, 91 So.2d 289 (Fla. 1956).

"The guide in such situations, primarily, is the intention of the party making the dedication. In *Smith v. Horn*, 70 Fla. 484, 70 So. 435, 436, it was written that 'the title of the grantees of [lots] abutting on such streets, in the absence of a contrary showing, extends to the center of such highway, subject to the public easement.' In *Florida Southern Ry. Co. v. Brown*, 23 Fla 104, 1 So. 512, 513, decided nearly seventy years ago, this court observed that the rule 'seems to be based on the supposed intention of the parties, and the improbability of the grantor desiring or intending to reserve his interest in the street when he had parted with his title to adjoining land.'" *Servando Bldg. Co. v. Zimmerman*, 91 So.2d 289, 291 (Fla. 1956)(bracket in original, emphasis supplied).

"[A] conveyance of a parcel of land according to a plat, which parcel is bound by a street, private road or other private way, carries with it title to the center of such street, road or way, unless the deed evidences a contrary intention [W]e think it should be stated that we find no reason to hold that a right of way for a canal should be treated differently from a right of way for a street. . . . [W]e feel the law cited must apply in that the reasoning by analogy is so strong." *Travis Co. v. Coral Gables*, 153 So.2d 750, 751-752 (Fla 3rd DCA 1963)(emphasis supplied).

5. Defendant claims or has claimed some interest in the Disputed Lands and, in May of 2018, transmitted letters to certain of the Plaintiffs offering to sell to such Plaintiffs the Disputed Lands adjacent to their respective Lots and adjacent to other Lots.

6. Defendant's claim of ownership of the Disputed Lands, upon information and belief, is based upon the following conveyances in its chain of title (collectively, **"Defendant's Ownership Evidence"**):

- a. The North Palm Beach Deed.
- b. The Change of Name Certificate.
- c. Special Warranty Deed from VIRGINIA GRAVLIN BROWN, a Free Dealer, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP., AND HERBERT A. ROSS, as Successor Trustee and individually, joined by his wife,

EDITH L. ROSS, doing business as NORTHLAKE PROPERTIES, to PINNER, INC., a Florida corporation, recorded December 31, 1963, in Official Records Book 958, Page 177, of the Public Records of Palm Beach County, Florida (the "Pinner Deed"), a copy of which is attached hereto as *Exhibit "H"*. The Pinner Deed purported to convey:

All of the Grantors' right title and interest in and to any real property located within the corporate limits of the VILLAGE OF NORTH PALM BEACH, Florida, and within the corporate limits of the TOWN OF LAKE PARK, Florida, in Sections 8, 9, 16, 17, 20, and 21, Township 42 South, Range 43 East, Palm Beach County, Florida. (emphasis supplied)

This Pinner Deed does not specifically describe any lands conveyed, but only conveys "all of Grantors' right, title and interest in and to any real property", which may be located in two municipalities and six sections, which sections comprise approximately six square miles.

d. Quit Claim Deed from PINNER, INC., a dissolved Florida corporation, to NORTH PALM BEACH PROPERTIES, INC., a Florida corporation, recorded August 2, 2017, in Official Records Book 29260, Page 1700, of the Public Records of Palm Beach County, Florida (the "Final QCD"), a copy of which is attached hereto as *Exhibit "I"*. The Final QCD purports to convey:

All of the Grantors' right, title and interest in and to any real property located within the corporate limits of the VILLAGE OF NORTH PALM BEACH, Florida, and within the corporate limits of the TOWN OF LAKE PARK, Florida, in Sections 8, 9, 16, 17, 20, and 21, Township 42 South, Range 43 East, Palm Beach County, Florida.... Such land specifically including all of Grantor's right, title and interest in the C-17 Canal right of way as said right of way property is described in that certain Easement Deed recorded in Deed Book 1156, Page 186, and that certain Easement Deed recorded in Deed Book 1163, 294 [sic]. (emphasis supplied)

The Final QCD contains no warranties of title and, as a result of the use of a quit claim deed, the grantor therein purports to convey the interest, if any, grantor may have in and to the described real property, signifying that if the grantor has no interest in the lands, then nothing is conveyed. This affirmation is further confirmed by the terms of the grant, "all of Grantors' right, title and interest in and to **any real property**" (emphasis supplied), which may be located in two

municipalities and six sections, which sections as stated above comprise of approximately six square miles. All indications are that the reference to the C-17 Canal right of way, which was not included in the Pinner Deed, was added gratuitously by the preparer who stated that: *"This deed was prepared without benefit of a title search or examination"*.

7. Fund Title No. 7.02.01, a copy of which is attached hereto as **Exhibit "J"**, utilized by title underwriters throughout the State of Florida for determining marketability of real property specifically addresses the use of a Quit Claim Deed that fails to mention a specific interest in land, as follows:

Blanket Description – Quitclaim Deed Without Specific Description

Shown in an abstract to a lot in X Subdivision is a quitclaim deed executed by A to B which was filed for record and which purports to quitclaim all of the grantor's right, title and interest in any property in several named subdivisions including X Subdivision without, however, describing any specific lot in that subdivision. Except for the quitclaim deed, the parties in question were complete strangers to the title, since their names appear nowhere else in the chain of title to the lot under examination. The Fund's opinion was requested as to whether the quitclaim should be considered a cloud.

The quitclaim deed merely mentions whatever interest the grantor may have had in property in X Subdivision as well as other subdivisions. In the Fund's opinion, the blanket quit claim deed could not be considered as notice that the grantor was claiming any interest in any specific lot. Therefore, The Fund's conclusion is that the quitclaim deed is not a cloud on the title to the lot....

8. Based on all of the foregoing, Defendant's assertion of ownership of the Disputed Lands is inferior to the ownership rights of Plaintiffs.

9. Plaintiffs allege superior ownership of the Disputed Lands, subject, however, to the easement rights of the SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("**SFWMD**"), as successor to the CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT in the Canal Easement, based upon the following: (a) Plaintiffs' ownership of the Lots adjacent to the Disputed Lands; (b) the Plat Considerations, including Property Line Continuations; and (c) the Plat Interpretation Standards.

10. Defendant claims to own title to the Disputed Property pursuant to Defendant's Ownership Evidence, notwithstanding the fact that: (a) no claim of ownership was made for over sixty (60) years by Defendant's predecessors in title; and (b) prior to Defendant's recent claim of ownership in the Disputed Lands, Plaintiffs were able to complete all of the following, without claim, demand or approval by any of Defendant's predecessors in title: (i) obtain from the Village of North Palm Beach permits as the owners of the Disputed Lands for the construction of docks on the Disputed Lands; (ii) obtain from the SFWMD authorizations for the construction of such docks on the Disputed Lands; (iii) construct such docks on the Disputed Lands; and (iv) utilize the docks located on the Disputed Lands.

11. Plaintiffs have attempted to assert their respective rights and titles to the Disputed Lands, otherwise have performed all conditions precedent to the filing of this action, and are entitled to have title to the Disputed Lands quieted in each of them.

12. Defendant's putative and asserted interest in and claim to the Disputed Lands constitutes a cloud on the title to the Plaintiffs' respective properties because it purports to represent that Defendant has some interest in or to those properties.

12. Plaintiffs have respective fee simple ownership of the Disputed Lands and Defendant has no right, estate, title, lien, or interest in or to the Disputed Lands whatsoever.

13. Plaintiffs have no adequate legal remedy.

WHEREFORE, Plaintiffs, LYDABELLE BICKNELL, as Trustee of the LYDABELLE BICKNELL REVOCABLE TRUST dated January 7, 2003; EDMOND L. PRETI, a single man, now married; THOMAS J. LUNDEEN and MICHELLE LUNDEEN, husband and wife; JOSEPH R. WILLIS and DEBORAH K. WILLIS, his wife; JOHN W. APGAR, JR., Trustee or his successors in trust, under the JOHN W. APGAR, JR. LIVING TRUST dated June 19, 2014; MICHAEL J. BURLEY, a single man, now married; PEDRO M. RIVERA-PIEROLA and NANCY F. RIVERA-PIEROLA, his wife; ELENA BUENO de GONZALEZ and GUILLERMO E.

GONZALEZ, wife and husband; JOSEPH R. KOLB and LORI M. KOLB, husband and wife; RONALD K. LANTZ and TINA LANTZ, his wife; and WILLIAM E. NEVILLE and SUZANNE E. NEVILLE, his wife, request that the Court enter a judgment in their favor granting the following relief:

1. Quiet title in the respective Plaintiffs and adjudge that the Disputed Lands are free of all claims, rights, title, interest, or equities of Defendant, and of all persons claiming by, through, or under Defendant since the filing of the Notice of Lis Pendens in this action;

2. A judgment confirming that, on the date of recording of the Plat of VILLAGE OF NORTH PALM BEACH, PLAT NO. 2, recorded in Plat Book 25, Page 59, of the Public Records of Palm Beach County, Florida ("**Plat No. 2**"), title to the submerged lands adjacent to Lots 1 through 11, Block 26, inclusive, of Plat No. 2, the boundaries of which submerged lands were defined by dashed lines on Plat No. 2 to the centerline of the C-17 Canal, vested in the respective owners of Lots 1 through 11, Block 26, of Plat No. 2, the submerged lands in the C-17 Canal to its centerline, as depicted on Plat No. 2, and for purposes of clarification, referred to above as the Disputed Lands, as more particularly described, as follows:

Lot 1, Block 26, Plat No. 2 ("Lot 1") vested in LYDABELLE BICKNELL as Trustee of the LYDABELLE BICKNELL REVOCABLE TRUST dated January 7, 2003, the submerged lands in the C-17 Canal adjacent to Lot 1 bordered by the following: (a) the Southwesterly landward property line of Lot 1; (b) the Westerly property line of Lot 1 extended from the landward Southwest corner of Lot 1 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 1 extended from the landward Southeast corner of Lot 1 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Westerly property line of Lot 1 extended and the Southeasterly property line of Lot 1 extended;

Lot 2, Block 26, Plat No. 2 ("Lot 2") vested in EDMOND L. PRETI, a single man, the submerged lands in the C-17 Canal adjacent to Lot 2 bordered by the following: (a) the Southwesterly landward property line of Lot 2; (b) the Northwesterly property line of Lot 2 extended from the landward Southwest corner of Lot 2 to the centerline of the C-17 Canal; (b) the Southeasterly property line of Lot 2 extended from the landward Southeast corner of Lot 2 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 2 extended and the Southeasterly property line of Lot 2 extended;

Lot 3, Block 26, Plat No. 2 ("Lot 3") vested in THOMAS J. LUNDEEN and MICHELE J. LUNDEEN, husband and wife, the submerged lands in the C-17 Canal adjacent to Lot 3

bordered by the following: (a) the Southwesterly landward property line of Lot 3; (b) the Northwesterly property line of Lot 3 extended from the landward Southwest corner of Lot 3 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 3 extended from the landward Southeast corner of Lot 3 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 3 extended and the Southeasterly property line of Lot 3 extended;

Lot 4, Block 26, Plat No. 2 ("Lot 4") vested in JOSEPH R. WILLIS and DEBORAH K. WILLIS, his wife, the submerged lands in the C-17 Canal adjacent to Lot 4 bordered by the following: (a) the Southwesterly landward property line of Lot 4; (b) the Northwesterly property line of Lot 4 extended from the landward Southwest corner of Lot 4 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 4 extended from the landward Southeast corner of Lot 4 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 4 extended and the Southeasterly property line of Lot 4 extended;

Lot 5, Block 26, Plat No. 2 ("Lot 5") vested in JOHN W. APGAR, JR., Trustee, or his successors in trust, under the JOHN W. APGAR, JR. LIVING TRUST dated June 19, 2014, the submerged lands in the C-17 Canal adjacent to Lot 5 bordered by the following: (a) the Southwesterly landward property line of Lot 5; (b) the Northwesterly property line of Lot 5 extended from the landward Southwest corner of Lot 5 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 5 extended from the landward Southeast corner of Lot 5 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 5 extended and the Southeasterly property line of Lot 5 extended;

Lot 6, Block 26, Plat No. 2 ("Lot 6") vested in MICHAEL J. BURLEY, a single man, the submerged lands in the C-17 Canal adjacent to Lot 6 bordered by the following: (a) the Southwesterly landward property line of Lot 6; (b) the Northwesterly property line of Lot 6 extended from the landward Southwest corner of Lot 6 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 6 extended from the landward Southeast corner of Lot 6 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 6 extended and the Southeasterly property line of Lot 6 extended;

Lot 7, Block 26, Plat No. 2 ("Lot 7") vested in PEDRO M. RIVERA-PIEROLA and NANCY F. RIVERA-PIEROLA, his wife, the submerged lands in the C-17 Canal adjacent to Lot 7 bordered by the following: (a) the Southwesterly landward property line of Lot 7; (b) the Northwesterly property line of Lot 7 extended from the landward Southwest corner of Lot 7 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 7 extended from the landward Southeast corner of Lot 7 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwesterly property line of Lot 7 extended and the Southeasterly property line of Lot 7 extended;

Lot 8, Block 26, Plat No. 2 ("Lot 8") vested in ELENA BUENO de GONZALEZ and GUILLERMO E. GONZALEZ, wife and husband, the submerged lands in the C-17 Canal adjacent to Lot 8 bordered by the following: (a) the Southwesterly landward property line of Lot 8; (b) the Northwesterly property line of Lot 8 extended from the landward Southwest corner of Lot 8 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 8 extended from the landward Southeast corner of Lot 8 to the centerline of the C-17 Canal; and (d) the

centerline of the C-17 Canal between the Northwestern property line of Lot 8 extended and the Southeasterly property line of Lot 8 extended;

Lot 9, Block 26, Plat No. 2 ("Lot 9") vested in JOSEPH R. KOLB and LORI M. KOLB, husband and wife, the submerged lands in the C-17 Canal adjacent to Lot 9 bordered by the following: (a) the Southwesterly landward property line of Lot 9; (b) the Northwestern property line of Lot 9 extended from the landward Southwest corner of Lot 9 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 9 extended from the landward Southeast corner of Lot 9 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwestern property line of Lot 9 extended and the Southeasterly property line of Lot 9 extended;

Lot 10, Block 26, Plat No. 2 ("Lot 10") vested in RONALD K. LANTZ and TINA LANTZ, his wife, the submerged lands in the C-17 Canal adjacent to Lot 10 bordered by the following: (a) the Southwesterly landward property line of Lot 10; (b) the Northwestern property line of Lot 10 extended from the landward Southwest corner of Lot 10 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 10 extended from the landward Southeast corner of Lot 10 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwestern property line of Lot 10 extended and the Southeasterly property line of Lot 10 extended; and

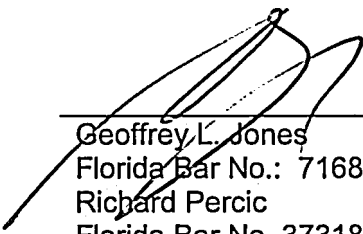
Lot 11, Block 26, Plat No. 2 ("Lot 11") vested in WILLIAM E. NEVILLE and SUZANNE E. NEVILLE, his wife, the submerged lands in the C-17 Canal adjacent to Lot 11 bordered by the following: (a) the Southwesterly landward property line of Lot 11; (b) the Northwestern property line of Lot 11 extended from the landward Southwest corner of Lot 11 to the centerline of the C-17 Canal; (c) the Southeasterly property line of Lot 11 extended from the landward Southeast corner of Lot 11 to the centerline of the C-17 Canal; and (d) the centerline of the C-17 Canal between the Northwestern property line of Lot 11 extended and the Southeasterly property line of Lot 11 extended.

(The judgment will recognize that the ownership rights in and to the submerged lands in the C-17 Canal described above of the respective owners of Lots 1 through 11, inclusive, are subject to the rights of the SOUTH FLORIDA WATER MANAGEMENT DISTRICT established by those easements recorded in Deed Book 1156, Page 186, and Deed Book 1163, Page 294, both of the Public Records of Palm Beach County, Florida.)

3. Grant the Plaintiffs such other relief, both equitable and legal, as the Court deems just and proper.

Date: September 4, 2018

JECK, HARRIS, RAYNOR & JONES, P.A.
Attorneys for Plaintiffs



Geoffrey L. Jones
Florida Bar No.: 716898
Richard Percic
Florida Bar No. 373184
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121
Telephone: (561) 746-1002
Facsimile: (561) 775-0270
E-Service: eservice@JHRJPA.COM
E-Mail: GJones@JHRJPA.com

NOT A CERTIFIED COPY

NOT A CERTIFIED COPY

EXHIBIT “A”

NOT A CERTIFIED COPY

EXHIBIT “B”

DEED 1114 281

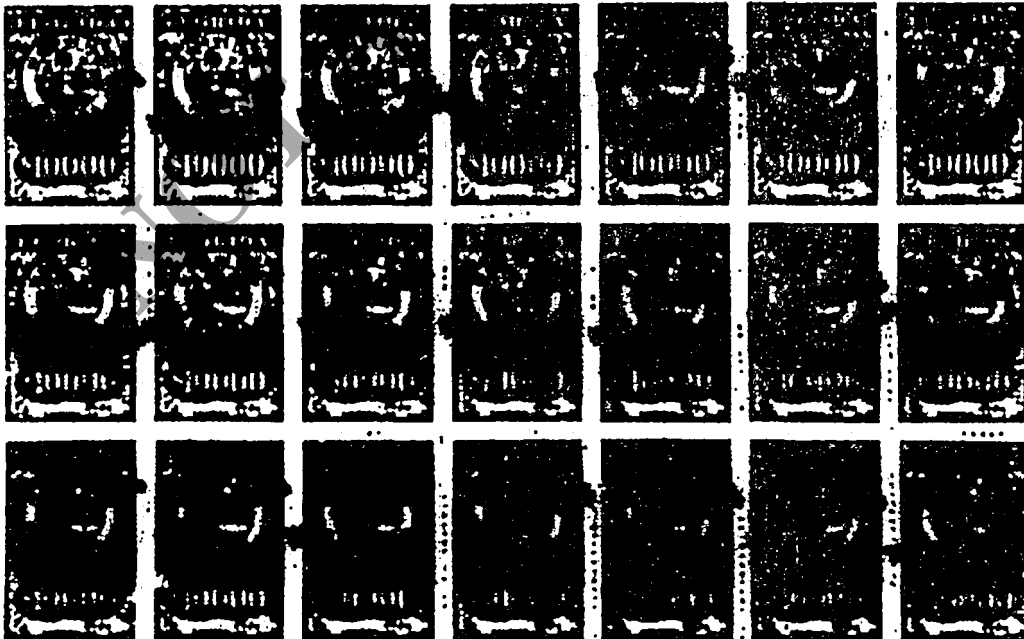
SPECIAL WARRANTY DEED

THIS INSTRUMENT, Made this 8th day of November

A. D. 1955, BETWEEN BANKERS LIFE AND CASUALTY COMPANY, a corporation existing under the laws of the State of Illinois, and duly authorized to transact business in the State of Florida, party of the first part, and NORTH PALM BEACH, INC., a corporation existing under the laws of the State of Florida and whose permanent address is P. O. Box 3612, West Palm Beach, Florida, of the County of Palm Beach, and State of Florida, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth, grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its successors and assigns forever, all these certain parcels of land lying and being in the County of Palm Beach and State of Florida, more particularly described as follows:



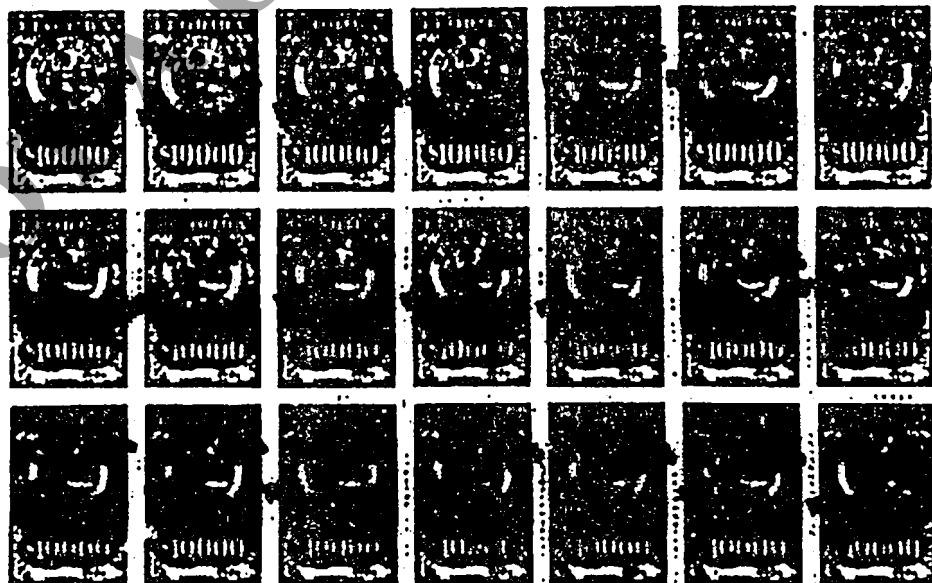
DEED 1114 281

SPECIAL WARRANTY DEED

THIS INSTRUMENT, Made this 8th day of November
A. D. 1935, BETWEEN BANKERS LIFE AND CASUALTY COMPANY, a corporation
existing under the laws of the State of Illinois, and duly authorized
to transact business in the State of Florida, party of the first part,
and NORTH PALM BEACH, INC., a corporation existing under the laws of the
State of Florida and whose permanent address is P. O. Box 3612, West
Palm Beach, Florida, of the County of Palm Beach, and State of Florida,
party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration
of the sum of Ten Dollars (\$10.00), to it in hand paid, the receipt
whereof is hereby acknowledged, has granted, bargained, sold, aliened,
remised, released, conveyed and confirmed, and by these presents doth,
grant, bargain, sell, alien, remise, release, convey and confirm unto
the said party of the second part, and its successors and assigns forever,
all these certain parcels of land lying and being in the County of Palm
Beach and State of Florida, more particularly described as follows:



State of FLORIDA
County of PALM BEACH

I Hereby Certify, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, M. Eleanor Myers

Vice President of FIRST NATIONAL BANK IN PALM BEACH, a corporation to me well known to be the individual and officer of said corporation described in and who executed the foregoing satisfaction piece and duly acknowledged before me that said corporation executed the same for the purposes therein expressed as the act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal at PALM BEACH, said County and State, this 12th day of

November

, A. D. 19 64

My Commission expires on the

Notary Public State of Florida at Large
My Commission Expires Oct. 21, 1967, D. 19
Bonds by American Surety Co. of N.Y.

10-21-67

State

TO

Satisfaction of Mortgage
BY A CORPORATION

Recorded in Official Record Book
of Palm Beach County Florida
J. ALEX ARNETTE
CLERK OF CIRCUIT COURT

State of FLORIDA
County of PALM BEACH

I Hereby Certify, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, M. Eleanor Myers

Vice President of FIRST NATIONAL BANK IN PALM BEACH, a corporation to me well known to be the individual and officer of said corporation described in and who executed the foregoing satisfaction piece and duly acknowledged before me that said corporation executed the same for the purposes therein expressed as the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at PALM BEACH, said County and State, this 12th day of

November, A. D. 19 64

With C. Clark
My Commission expires on the
Notary Public State of Florida at Large
My Commission Expires Oct. 21, 1967
day of Banded by American Surety Co. of N. Y.
10-21-67

Date

TO

Satisfaction of Mortgage
BY A CORPORATION

PARCEL A

The North Half of the Northwest Quarter, and Government Lot 1, less the plat of Kelsey City, all in Section 21, Township 42 South, Range 43 East; and all that part of the North Half of Section 20, Township 42 South, Range 43 East, lying east of State Road A-1-A, less the Plat of Kelsey City, together with all riparian and littoral rights thereof, and subject to the right of ways for public roads of record.

PARCEL B

Southwest 1/4 of the Southwest 1/4 and Government Lot 4 in Section 16, and South 1/2 of the Southeast 1/4 of Section 17, less the West 3/4 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, all in Township 42 South, Range 43 East together with all riparian and littoral rights thereto, and subject to the rights of way for public road purposes of record.

PARCEL C

Northwest 1/4 of the Southwest 1/4 and Government Lot 3 in Section 16, and North 1/2 of the Southeast 1/4 of Section 17, all in Township 42 South, Range 43 East, together with all riparian and littoral rights thereto, and subject to the rights of way for public road purposes of record.

PARCEL D

Northwest 1/4 of the Northwest 1/4 and Government Lot 2 in Section 16, and South 1/2 of the Northeast 1/4 of Section 17, all in Township 42 South, Range 43 East, together with all riparian and littoral rights thereto, and subject to the rights of way for public road purposes of record.

PARCEL E

Northwest 1/4 of the Northwest 1/4 and Government Lot 1 in Section 16, and North 1/2 of the Northeast 1/4 of Section 17, all in Township 42 South, Range 43 East, together with all riparian and littoral rights thereto, and subject to the rights of way for public road purposes of record.

PARCEL G

All of the East Half of Section 8, Township 42 South, Range 43 East, except the following described portions thereof;

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4; the East 3/4 of the South 1/2 of the Northwest 1/4 of the Northeast 1/4; the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4; the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4; the North 105 feet of the East 3/4 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 lying west of Prosperity Creek; the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4; beginning at the Southeast corner of Section 8, Township 42 South, Range 43 East; thence westerly,

FILED 11-15-28

along the south line of said section 8, a distance of 2100 feet to a point; thence northerly, making an angle with the preceding course of 86° 10', measured, from east to west, a distance of 2100 feet to a point of deflection; thence northerly, making an angle of deflection to the east, to a point in the south line of the Northeast 1/4 of the Northeast 1/4 of said Section 8, said point being 400 feet westerly from an intersection of said south line of said Northeast 1/4 of the Northeast Quarter with the westerly right of way line of the Intracoastal Waterway, as shown on Florida Inland Navigation District's plat of Section 8 and 4, Township 42 South, Range 43 East, as said plat is recorded in Plat Book 17, Page 10, Public Records of Palm Beach County, Florida; thence easterly, along said south line of the Northeast Quarter of the Northeast Quarter of said Section 8, a distance of 400 feet to an intersection with the said westerly right of way line of the Intracoastal Waterway; thence southeasterly, along said westerly right of way line of the Intracoastal Waterway, to an intersection with the east line of said Section 8; thence southerly, along said east line of Section 8, to the Southeast corner of Section 8, and the point of beginning.

Also including all of Government Lots 1 and 2, Section 9, lying east of the right of way of the Intracoastal Waterway in Township 42 South, Range 43 East; also including Lot 8, 9, 10, 11, 12, 13, 14, 15, and 16, of a subdivision of Government Lot 8 in Section 4, Township 42 South, Range 43 East, according to a plat on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 16, page 4, all land in Government Lot 8, Section 4, Township 42 South, Range 43 East, lying south of the center line of Monet Road and the projection of said center line easterly to the waters of Lake Worth, as said center line of said Monet Road is shown upon the plat of said subdivision of said Section 8, together with any and all riparian and littoral rights to any and all of the included lands herein described, and subject to the rights of way of record for public road purposes, and easements for soil disposal purposes.



FILE 1114 AUG 28

PARCEL F

A parcel of land in Sections 8 and 9, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the intersection of the waters of Lake Worth with the south line of said Section 9; thence run westerly, along the south line of said Section 9, to the southwest corner thereof; thence westerly, along the south line of said Section 8, a distance of 315 feet; thence northerly, making an angle with the preceding course, measured from east to north, of $86^{\circ} 10'$, a distance of 2100 feet, to a point of deflection; thence northerly, making an angle of deflection to the east, to a point in the south line of the Northeast Quarter of the Northeast Quarter of said Section 8, said point being 400 feet westerly from an intersection of said south line of said Northeast Quarter of the Northeast Quarter with the westerly right of way line of the Intracoastal Waterway, as shown on Florida Inland Navigation District's plat of Sections 8 and 9, Township 42 South, Range 43 East, as said plat is recorded in Plat Book 17, page 10, Public Records of Palm Beach County, Florida; thence easterly, along said south line of the Northeast Quarter of the Northeast Quarter of said Section 8, a distance of 400 feet to an intersection with the said westerly right of way line of the Intracoastal Waterway; thence southeasterly, along said westerly right of way line of the Intracoastal Waterway, to the waters of Lake Worth; thence southerly, meandering the waters of the west shore of Lake Worth, to the point of beginning, together with any and all riparian and littoral rights to any and all of the included lands herein described, and subject to the rights of way of record for public road purposes, and easements for soil disposal purposes.

It is not intended by this conveyance to convey any lands situate or lying Easterly of the center line of the waters of Lake Worth.

Subject to:

1. The lien or liens of any and all taxes levied and assessed against the above described lands or any part thereof for the year 1955 and subsequent years.
2. All reservations, restrictions and easements of record and to applicable zoning ordinances and regulations of the Town of Lake Park and the County of Palm Beach.
3. The following described mortgages, presently encumbering Parcels D, E, F and G, above described, to-wit:
 - (a) Mortgage from Tesdem, Inc. to Walter W. Feskett, as Trustee of The Caves Company-Mascoak Trust, under Indenture of Trust recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Book 1039, page 180 of Deeds, dated December 10, 1953 and recorded in Mortgage Book 601, at page 399 of the Palm Beach County Records.
 - (b) Mortgage from Ralph Stelkin to Walter W. Feskett, as Trustee of The Caves Company Trust Number One, under Indenture of Trust recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Book 1041, page 393 of Deeds, and Walter W. Feskett, an individual, dated April 26, 1954, and recorded in Mortgage Book 613, at page 344 of the Palm Beach County Records.

which the grantor (party of the first part) covenants and agrees to pay, it being understood and agreed between the parties hereto that the grantee (party of the second part) is not obligated in any way to pay off said mortgages. In the event however that the grantor defaults in making payments on said mortgages, the grantee may make payments thereon or pay off the entire indebtedness represented by said mortgages and receive credit for such payments on the purchase money mortgage which the grantee is this date making, as mortgagee, to the grantor, as mortgagee.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part, for itself and for its successors, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, its successors and assigns, against the said party of the first part, its successors, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

DEED 1114 286

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Vice-President and its corporate seal to be affixed, attested by its Asst.-Secretary the day and year above written.

(Corporate Seal)

BANKERS LIFE AND CASUALTY COMPANY

By C. L. Little
Vice-President

Attest J. B. Bennett
Asst. Secretary

Signed, sealed and delivered in the presence of:

Charles F. Friedman

Walter F. Friedman

STATE OF Illinois
COUNTY OF Cook

I HEREBY CERTIFY, That on this 9th day of November

A. D. 1955, before me personally appeared C. L. Little and J. B. Bennett, respectively Vice-President and Asst. Secretary of BANKERS LIFE AND CASUALTY COMPANY, a corporation existing under the laws of the State of Illinois and duly authorized to transact business in the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to NORTH PALM BEACH, INC., a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Chicago in the County of Cook, State of Illinois, the day and year last aforesaid.

Harold M. C. [Signature]
Notary Public

My commission expires: March 11, 1958

This instrument was filed for record at 2 P. M. 15th day of Nov. 1955 and recorded in Book and Page noted above. Record verified. J. ALEX ARNETTE, Clerk Circuit Court, Palm Beach County, Fla. By [Signature] Deputy Clerk

NOT A CERTIFIED COPY

EXHIBIT “C”

EASEMENT DEED

THIS INDENTURE, Made this the 17th day of September A. D., 1956, by and between NORTH PALM BEACH, INC., a Florida corporation, of the first part, hereinafter referred to as the grantor, and CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, a body corporate, created by the Acts of the Legislature of Florida, 1949, with its principal office at 901 Evernia Street, West Palm Beach, Palm Beach County, Florida, of the second part, hereinafter referred to as the grantee.

WITNESSETH:

That for and in consideration of the sum of One Dollar and other good and valuable considerations in hand paid by the grantee to the grantor, the receipt of which is hereby acknowledged, the grantor does hereby grant, bargain, sell and convey unto the grantee, CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, its successors and assigns, the perpetual easement and right for and to the exclusive use and enjoyment of the following described lands situate in the County of Palm Beach, State of Florida:

All that part of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 17, Township 42 South, Range 43 East, and all that part of the West one-half of the Southwest one-quarter (W $\frac{1}{2}$ of SW $\frac{1}{4}$) and of Government Lot 4, of Section 16, Township 42 South, Range 43 East, which includes a part of Tract B, and a part of Southwind Drive, and a part of Lots 24 through 35 inclusive in Block 3 as shown on Sheet 3 of 5 of Plat No. 1, Village of North Palm Beach, as recorded in Plat Book 24, page 204, and a part of Block 1 and a part of Lots 1 through 23 inclusive of Block 3 as shown on Sheet 2 of 5 of Plat No. 1, Village of North Palm Beach, as recorded in Plat Book 24, page 205 of the Public Records of Palm Beach County, Florida, lying within the following described parcel of land:

Begin at the Southwest (SW) corner of the Southeast one-quarter (SE $\frac{1}{4}$) of said Section 17, Township 42 South, Range 43 East, and bear North 1° 31' 50" East along the west line of said Southeast one-quarter (SE $\frac{1}{4}$), a distance of 2375.63 feet to the point of beginning; Thence, South 67° 25' 17" East, a distance of 2624.78 feet; Thence, North 22° 34' 43" East, a distance of 2.50 feet to a point of curvature; Thence, Southeasterly along the arc of a curve concave to the Southwest, having a radius of 707.50 feet, a central angle of 27° 17' 17" and a long chord bearing of South 53° 46' 38" East, a distance of 336.96 feet to the end of said curve; Thence, South 40° 08' 00" East, a distance of 899.16 feet; Thence, North 49° 52' 00" East, a distance of 7.50 feet to a point of curvature; Thence, Southeasterly along the arc of a curve concave to the Northeast, having a radius of 485 feet, a central angle of 50° 28' 28" and a long chord bearing of South 65° 22' 14" East, a distance of 427.26 feet to the end of said curve; Thence, North 89° 23' 32" East, a distance of 4657.22 feet to an intersection thereof with the centerline of the existing channel of the Intracoastal Waterway in the open waters of Lake Worth; Thence, South 50° 41' 12" East along said centerline, a distance of 230.91 feet to a point in Lake Worth; Thence, South 89° 23' 32" West, a distance of 4718.26 feet to a point of curvature; Thence, Northwesterly along the arc of a curve, concave to the Northeast, having a radius of 715 feet and a central angle of 50° 28' 28", a distance of 629.88 feet to the end of said curve; Thence, North 49° 52' 00" East along a radial line of said curve, a distance of 7.50 feet; Thence, North 40° 08' 00" West,

DEED 1156 PAGE 187

A distance of 200.16 feet to a point of curvature; Thence, Northwesterly along the arc of a curve, concave to the Southwest, having a radius of 492.50 feet and a central angle of $27^{\circ} 17' 17''$, a distance of 234.56 feet to the end of said curve; Thence, North $22^{\circ} 34' 43''$ East, along the radial line of said curve, a distance of 2.50 feet; Thence, North $67^{\circ} 25' 17''$ West, a distance of 2543.96 feet to a point on the west line of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 17, Township 42 South, Range 43 East; Thence, North $1^{\circ} 31' 50''$ East along the said west line, a distance of 225.01 feet to the point of beginning.

The bearings in the above description refer to the standard plane rectangular coordinate system for the East Zone of Florida.

LESS, However, the existing right of ways for Prosperity Farms Road and State Road #5 (U.S. #1).

for any and all purposes necessary, convenient, or incident to, or in connection with, the construction, maintenance and operation of any project in the interest of flood control, reclamation, conservation, water storage and allied purposes now or that may hereafter be conducted by the grantee herein, its successors or assigns, in carrying out the purposes and intents of the Statutes of the State of Florida relating to CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT presently existing or that may be enacted in the future pertaining thereto. Any part of the whole of the easement and right herein granted may be assigned by the grantee for use for flood control purposes.

SAVING AND RESERVING unto the grantor the following:

(1). The right to construct two public bridges across Canal C-17 (Earman River Canal) within the above described land, after completion of construction of said Canal C-17 (Earman River Canal) by the grantee; said bridges to conform to the specifications of the State Road Department of the State of Florida and to the construction standards of the grantee.

(2). The right to connect two lateral canals to Canal C-17 (Earman River Canal) within the above described lands.

All the covenants and agreements herein contained shall extend to and be binding upon the parties hereto and their respective executors, administrators, personal representatives, heirs, successors and assigns.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise incident or appertaining to the only proper use, benefit and behoof of the grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, this easement deed has been executed by the grantor whose hand and seal is affixed hereto the date first above written.

NORTH PALM BEACH, INC.,
a Florida corporation

By

President

ATTEST:

[Signature]
Secretary

Signed, Sealed and Delivered
in the presence of:

[Signature]
[Signature]

STATE OF FLORIDA
COUNTY OF PALM BEACH }

DEED 1156 PAGE 188

I HEREBY CERTIFY, That on this day personally appeared before me, RICHARD E. ROSS and HERBERT A. ROSS
President and Secretary respectively, of
NORTH PALM BEACH, INC., a Florida corporation, to me known to be
the persons described in and who executed the foregoing Easement
Deed and acknowledged before me that they executed the same for
the purposes therein expressed, and the said instrument is the act
and deed of said corporation.

WITNESS my hand and official seal at West Palm Beach, in
the State and County aforesaid, this the 17th day of September
A. D., 1956.

J. B. Ginner
Notary Public

My Commission Expires: 9-5-59

This instrument was filed for Record
2 P.M. this 26 day of Sept. 1956
and Recorded in Book and Page next above.
Record verified. J. ALFRED ARNETTE, Clerk
Circuit Court, Palm Beach County, Florida
By *William H. Clouse* Deputy Clerk

NOT A CERTIFIED COPY

EXHIBIT “D”

DEED 1.163 JAN 29/4

CASHYFCD
FORM NO. 54

EASEMENT DEED

THIS INSTRUMENT, Made this the 14th day of November A. D., 1946, by and between
NORTH PALM BEACH, INC., a Florida Corporation,

of the first part, hereinafter referred to as the grantor, and CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, a body corporate, created by the Acts of the Legislature of Florida, 1949, with its principal office in the Comen Building, West Palm Beach, Palm Beach County, Florida, of the second part, hereinafter referred to as the grantee.

WITNESSETH:

That for and in consideration of the sum of One Dollar and other good and valuable considerations in hand paid by the grantee to the grantor, the receipt of which is hereby acknowledged, the grantor does hereby grant, bargain, sell and convey unto the grantee, CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, its successors and assigns, the perpetual easement and right for and to the exclusive use and enjoyment of the following described lands situate in the County of Palm Beach State of Florida:

A parcel of land in the Southeast one-quarter (SE $\frac{1}{4}$) of Section 17, Township 42 South, Range 43 East; said parcel of land being more specifically described as follows:

Beginning at the South one-quarter (SE $\frac{1}{4}$) corner of Section 17, Township 42 South, Range 43 East, bear North 1° 31' 50" East, along the west line of the said Southeast one-quarter (SE $\frac{1}{4}$), a distance of 2375.62 feet; Thence, South 67° 25' 17" East, a distance of 35.36 feet to an intersection thereof with the east right of way line of Prosperity Farms Road and the point of beginning; Thence, continue South 67° 25' 17" East, a distance of 16.07 feet; Thence, North 1° 31' 50" East, parallel to the said East Right of Way line of Prosperity Farms Road, a distance of 35.77 feet; Thence, North 88° 28' 10" West, a distance of 15.0 feet; Thence, South 1° 31' 50" West, along the said East Right of Way Line of Prosperity Farms Road, a distance of 30.0 feet to the point of beginning.

The bearings in the above description refer to the standard plane rectangular coordinate system for the East Zone of Florida.

for any and all purposes necessary, convenient, or incident to, or in connection with, the construction, maintenance and operation of any project in the interest of flood control, reclamation, conservation, water storage and allied purposes now or that may hereafter be conducted by the grantee herein, its successors or assigns, in carrying out the purposes and intents of the Statutes of the State of Florida relating to CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT presently existing or that may be enacted in the future pertaining thereto, and does further grant, bargain, sell and convey unto the grantee herein, its successors and assigns, the full, complete, and absolute title to all such materials as may be excavated, dredged or otherwise removed from said lands in connection with any of the purposes above mentioned. Any part of the whole of the easement and right herein granted may be assigned by the grantee for use for any public purposes.

All the covenants and agreements herein contained shall extend to and be binding upon the parties hereto and their respective executors, administrators, personal representatives, heirs, successors and assigns.



TO HAVE AND TO HOLD the same together with all and singular the appurtenances therunto belonging or in anywise incident or appertaining to the only proper use, benefit and behoof of the grantee, its successors and assigns, forever.

NOT A CERTIFIED COPY

EXHIBIT “E”

OFFICE
RECORD

31 PAGE 682

1957 MAR 18 PM 3 44

**CERTIFICATE AMENDING CHARTER
OF NORTH PALM BEACH, INC.**

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

We, the undersigned President and Secretary of North Palm Beach, Inc., a stock corporation organized under the laws of the State of Florida, do hereby make and attest this certificate and certify as follows:

1. That the Certificate of Incorporation of North Palm Beach, Inc. is hereby amended in compliance with the laws of the State of Florida to change the name of said corporation to North Palm Beach Properties, Inc.

2. Said amendment was unanimously approved by the Board of Directors and all of the stockholders of the corporation at a special meeting held for that purpose on March 6, 1957.

IN WITNESS WHEREOF, we have made and executed this Certificate this 12th day of March, A. D. 1957, at West Palm Beach, Florida.

/s/ Richard E. Ross (SEAL)
President

/s/ Herbert A. Ross (SEAL)
Secretary

Of North Palm Beach, Inc., a Florida corporation

Sworn to and subscribed before me this 12th day of March, A. D. 1957,
at West Palm Beach, Florida.

/s/ J. A. Pinner
Notary Public, State of Florida at Large

My commission expires: 9-5-59

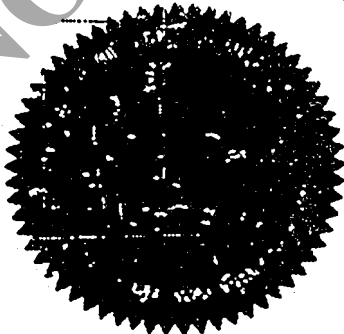


Office of Secretary of State

J. R. A. Gray, Secretary of State of the State of Florida,
do hereby certify that the above and foregoing is a true and correct copy of

Certificate of Amendment to Certificate of Incorporation of
NORTH PALM BEACH, INC., a corporation organized and existing under
the Laws of the State of Florida, changing its corporate name to
NORTH PALM BEACH PROPERTIES, INC., filed on the 14th day of March,
A. D., 1957, as shown by the records of this office.

*Given under my hand and the Great Seal of
the State of Florida at Tallahassee, the Capital,
this the 14th day of March
A. D. 1957.*



J. R. A. Gray
Secretary of State

RECORDED IN OFFICIAL RECORD BOOK
OF PALM BEACH COUNTY, FLORIDA

J. ALEX ARNETTE
CLERK OF CIRCUIT COURT

NOT A CERTIFIED COPY

EXHIBIT “F”

REC 63 MAR 68

WARRANTY DEED

EST JUN 5 PM 1 51

THIS INDENTURE, Made this 31st day of May, A.D. 1957, between NORTH PALM BEACH PROPERTIES, INC., a Florida corporation, Grantor, and VIRGINIA GRAYSON, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP. and WILLIAM W. BLAKESLEE, as Trustee, doing business as NORTHLAKE PROPERTIES, Grantee, whose mailing address is Village Hall, North Palm Beach, Florida,

Grantor, in consideration of the sum of Seven Hundred Thousand Dollars (\$700,000.00) paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, his heirs, successors and assigns, forever, the following described land, situate, lying and being in Palm Beach County, Florida:

Property more particularly described on Schedule A attached hereto.

Subject to reservations, restrictions, limitations and easements of record, and taxes for the year 1957.

Subject to mortgage dated November 12, 1955, from North Palm Beach, Inc. to Bankers Life and Casualty Company, recorded in Mortgage Book 684, at page 340, Public Records of Palm Beach County, Florida, securing note in the original principal amount of \$3,002,000.00.

Subject to mortgage dated August 1, 1956, from North Palm Beach, Inc. to Selected Investments Corporation, recorded in Mortgage Book 717, page 59, Public Records of Palm Beach County, Florida, securing note in the original principal amount of \$450,000.00.

Subject to mortgage dated September 1, 1956, from North Palm Beach, Inc. to Selected Investments Corporation, recorded in Mortgage Book 720, page 628, Public Records of Palm Beach County, Florida, securing note in the original principal amount of \$200,000.00.

Each of the words "Grantor" and "Grantee" and the pronouns referring thereto, whenever used herein, whether in the singular or plural shall be singular if one only and shall be plural jointly and severally, if more than one, and shall be masculine, feminine and/or neuter, and shall include the heirs, legal representatives, successors and assigns, of said parties, wherever the context so implies or admits.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed under Seal on the above date.

Signed, sealed and delivered in the presence of: NORTH PALM BEACH PROPERTIES, INC. (SEAL)

By William W. Blakeslee Vice-President

J. A. ...
P. K. Kelly

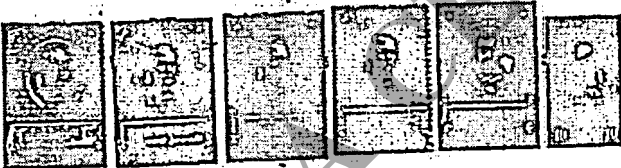
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Before me personally appeared WILLIAM W. BLAKESLEE, Vice-President of the corporation named in the foregoing deed and known to me to be the person described in and who executed the same and acknowledged before me that said instrument is the free act and deed of said corporation executed by said officer for the uses and purposes therein mentioned; that the seal thereunto attached is the corporate seal of the corporation; all under the authority vested in said officer by the Board of Directors of said corporation.

WITNESS my hand and official seal this 31st day of May, 1957.

[Signature]
Notary Public

My commission expires: 4-5-59



EXH 83 REC 27

SCHEDULE "A"

Parcel No.1

A parcel of land lying and being in Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the Northeast Corner of Village of North Palm Beach, Plat No. 1, said corner being the point of intersection of the north right-of way line of Lighthouse Drive and the west right of way line of North Palm Beach Waterway as shown on Sheet No. 5 of said Plat No. 1, according to the plat thereof recorded in Plat Book 24, pages 222 to 226, inclusive, Public Records of Palm Beach County, Florida; thence N. 89°25'27"W. along the westerly extension of said north right of way line of Lighthouse Drive, a distance of 874.50 feet to the beginning of a curve concave to the south, having a radius of 1464.43 feet and a central angle of 10°53'59"; thence continue along the arc of said curve, a distance of 274.59 feet to the end of said curve and the beginning of a curve concave to the north, having a radius of 1304.43 feet and a central angle of 10°53'59"; thence continue along the arc of said curve, a distance of 248.15 feet to the end of said curve; thence continue N. 69°25'27"W. along the tangent to said curve, a distance of 145 feet, more or less, to a point in the north-south quarter Section line of said Section 17; thence S. 1°11'50"W. along said Quarter Section line, a distance of 1222.13 feet, more or less, to the center line of the right of way of Canal C-17 of the Central and Southern Florida Flood Control District as said right of way is described in Easement Deeds recorded in Deed Books 1156 and 1163 at Pages 156 and 294, respectively, Public Records of Palm Beach County, Florida; thence S. 6°25'17"E. along said center line, a distance of 1576.36 feet, more or less, to a point in said west right of way line of North Palm Beach Waterway; thence N. 5°01'13"E. along said west right of way line, a distance of 2241.75 feet, more or less, to the point of beginning.

SUBJECT to existing easements of record and to the existing right of way of Prosperity Farms Road.

Parcel No.2

A parcel of land in Sections 16 and 17, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the intersection of the northerly right of way line of Lighthouse Drive, with the center line of the right of way of State Road No. 5 (U.S. Highway No. 1), as both streets are shown on Plat of Village of North Palm Beach, Plat No. 1, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 24, pages 222 to 226, inclusive; thence westerly, along said northerly right of way line of said Lighthouse Drive and its westerly extension to the center line of said State Road No. 5, to its intersection with the westerly right of way line of North Palm Beach Waterway, as shown on said plat; thence northerly, along the northerly extension of the westerly right of way line of said North Palm Beach Waterway, a distance of 1412.64 feet; thence easterly, parallel to and 1420 feet northerly from, measured at right angles to, the northerly right of way line of said Lighthouse Drive, a distance of 635.65 feet; thence northeasterly, making an angle of deflection to the north from the preceding course, of 53°11'23", a distance of 217.90 feet to a point in the arc of a curve concave to the southwest and having a radius of 500 feet and whose tangent makes an angle of ninety degrees with the last herein described course; thence southeasterly, along the arc of said curve, a distance of 674.05 feet to the end of said curve; thence southeasterly, along the tangent to said curve, a distance of 130.31 feet to a point in the arc of a curve concave to the southeast, having a radius of 1440 feet and whose tangent makes an angle with the last herein described course, measured from northwest to southeast, of 91°11'38"; thence northeasterly and easterly, along the arc of said curve, a distance of 674.77 feet to the end of said curve; thence easterly, along the tangent to said curve, a distance of 412 feet; thence southerly at right angles to the preceding course, a distance of 120 feet; thence easterly, at right angles to the preceding course, a distance of 157.52 feet to the beginning of a curve concave to the north and having a radius of 670 feet and a central angle of 21°35'27"; thence easterly, along the arc of said curve, a distance of 321.10 feet to the end of said curve in the center line of the right of way of said State Road No. 5; thence southerly, along said center line, a distance of 1570 feet, more or less, to the point of beginning.

SUBJECT to the right of way of said State Road No. 5.

FILE 63 REC 91

Parcel No. 1

Beginning at a point in the north line of the Southwest Quarter of the Southwest Quarter of Section 16, Township 42 South, Range 43 East, Palm Beach County, Florida, at a distance of 2507 feet westerly, measured along the north line of said Southwest Quarter of the Southwest Quarter and along the north line of Government Lot 4 of said Section 16, from the westerly right of way line of State Road No. 5 (U.S. Highway No. 1); thence westerly, along the north line of said Southwest Quarter of the Southwest Quarter of Section 16 and along the north line of the South Half of the Southwest Quarter of Section 17 of said Township and Range, a distance of 1525 feet; thence southerly, at right angles to the preceding course, a distance of 1000 feet; thence easterly, parallel to the north line of the South Half of the Southwest Quarter of said Section 17 and to the north line of the Southwest Quarter of the Southwest Quarter of said Section 16, a distance of 1528.4 feet, more or less, to a point in a line running southerly from the point of beginning at right angles to the north line of the parcel herein described; thence northerly, along said line, a distance of 1000 feet to the point of beginning.

SUBJECT to existing easements or right of ways.

Parcel No. 2

Beginning at a point in the north line of the South Half of the Southeast Quarter of Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida, at a distance of 4032 feet westerly, measured along the north line of Government Lot 4 and along the north line of the Southwest Quarter of the Southwest Quarter of Section 16 of said Township and Range, and along the north line of the South Half of the Southeast Quarter of said Section 17, from the westerly right of way line of State Road No. 5 (U.S. Highway No. 1); thence westerly, along the north line of the south half of the Southeast Quarter of said Section 17, a distance of 1850 feet, more or less, to the northwest corner of the South Half of the Southeast Quarter of said Section 17; thence southerly, along the west line of said South Half of the Southeast Quarter to the Northwest corner of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 17; thence easterly, along the north line of said South Half of the Southwest Quarter of the Southeast Quarter to the northeast corner of the west Three-Quarters of the said South Half of the Southwest Quarter of the Southeast Quarter; thence southerly, along the east line of said west Three-Quarters of the South Half of the Southwest Quarter of the Southeast Quarter to a point in a line parallel to, and 1000 feet southerly from, measured at right angles to, the north line of South Half of the Southeast Quarter of said Section 17; thence easterly, along said parallel line, to a point in a line running southerly from the point of beginning at right angles to the north line of the parcel herein described; thence northerly, along said line, a distance of 1000 feet to the point of beginning.

SUBJECT to existing easements or right of ways.

Parcel No. 3

Beginning at the intersection of the westerly right of way line of State Road No. 5 (U.S. Highway No. 1) with a line parallel to, and 1000 feet southerly from, measured at right angles to, the north line of Government Lot 4, Section 16, Township 42 South, Range 43 East; thence westerly, parallel to the north line of said Government Lot 4 and the north line of the Southwest Quarter of the Southwest Quarter of said Section 16 and to the north line of the South Half of the Southeast Quarter of Section 17, of said Township and Range; to a point in the east line of the West Three-Quarters of the Southwest Quarter of the Southeast Quarter of said Section 17; thence southerly, along said east line, to a point in the south line of said Section 17; thence easterly, along the south line of said Sections 17 and 16, to a point in the westerly right of way line of said State Road No. 5; thence northerly, along said westerly right of way line, to the point of beginning.

Recorded in Order by the Clerk
of Palm Beach County, Florida
J. ALEX ARNETT
CLERK OF CIRCUIT COURT

NOT A CERTIFIED COPY

EXHIBIT “G”

Exhibit "G"

Chains of Title

LOT 1, BLOCK 26, PLAT NO. 2 – 800 IBIS WAY, NORTH PALM BEACH, FL

1. Warranty Deed from VIRGINIA GRAVLIN BROWN, a free dealer, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP. and WILLIAM W. BLAKESLEE, individually and as Trustee, joined by his wife ANITA F. BLAKESLEE doing business as NORTHLAKE PROPERTIES, to CONTINENTAL TITLE COMPANY, recorded December 28, 1961, in Official Records Book 718, Page 109;
2. Warranty Deed from CONTINENTAL TITLE COMPANY, a Florida corporation, to CHURCH OF CHRIST, INC. of WEST PALM BEACH, FLORIDA, recorded January 6, 1966, in Official Records Book 1313, Page 424;
3. Warranty Deed from CHURCH OF CHRIST OF WEST PALM BEACH, INC., to JAMES L. FLEMING and SYVILLA FLEMING, his wife recorded July 5, 1968, in Official Records Book 1663, Page 283;
4. Warranty Deed from JAMES L. FLEMING and SYVILLA FLEMING, his wife, to TIMOTHY J. WENGIERSKI recorded September 3, 1970, in Official Records Book 1836, Page 68;
5. Warranty Deed from TIMOTHY J. WENGIERSEKI, joined by his wife, PATRICIA I. WENGIERSKI, to LYDABELLE BICKNELL ALDERMAN, a single woman, recorded April 25, 1973, in Official Records Book 2150, Page 1868;
6. Quit-Claim Deed from LYDABELLE BICKNELL ALDERMAN, a single woman, to LYDABELLE BICKNELL ALDERMAN, as Trustee of THE LYDABELLE BICKNELL ALDERMAN REVOCABLE TRUST dated June 27, 1979 as amended and restated on July 25th, 1986, recorded August 26, 1986, in Official Records Book 4984, Page 1276; and
7. Quitclaim Deed from LYDABELLE BICKNELL formerly known as LYDABELLE BICKNELL ALDERMAN, a single woman, as Trustee of the LYDABELLE BICKNELL ALDERMAN REVOCABLE TRUST dated June 27, 1979 as amended and restated on July 25, 1986, to **LYDABELLE BICKNELL as Trustee of the LYDABELLE BICKNELL REVOCABLE TRUST dated January 7, 2003**, recorded January 7, 2003, in Official Records Book 14636, Page 361.

LOT 2, BLOCK 26, PLAT NO. 2 – 752 IBIS WAY, NORTH PALM BEACH, FL

1. Special Warranty Deed from VIRGINIA GRAVLIN BROWN, a Free Dealer, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP. and HERBERT A. ROSS, as Successor Trustee and individually, joined by his wife, EDITH L. ROSS, doing business as NORTHLAKE PROPERTIES, to

PINNER, INC., a Florida corporation, recorded December 31, 1963, in Official Records Book 958, Page 177;

2. Warranty Deed from PINNER, INC., a Florida corporation, to ROBERT J. HAFNER and BERTHA M. HAFNER, his wife, recorded December 10, 1964, in Official Records Book 1127, Page 232;
3. Warranty Deed from ROBERT J. HAFNER and BERTHA M. HAFNER, his wife, to JOSEPH CHONODY and GRACE L. CHONODY, his wife, recorded April 30, 1965, in Official Records Book 1197, Page 305;
4. Warranty Deed from JOSEPH CHONODY and GRACE L. CHONODY, his wife, to GEORGE COLOMBO, recorded March 24, 1969, in Official Records Book 1711, Page 84;
5. Warranty Deed from GEORGE COLOMBO, a single man, to HAMMILL L. NICHOLSON and JO ANNE NICHOLSON, his wife, recorded September 17, 1981, in Official Records Book 3597, Page 747;
6. Quitclaim Deed from HAMMILL L. NICHOLSON, a single man, and JO ANNE NICHOLSON, a single woman, to JO ANNE NICHOLSON, recorded September 10, 1996, in Official Records Book 9433, Page 483;
7. Warranty Deed from JO ANNE NICHOLSON, a single woman, to EDMOND L. PRETI, a single man, and KELLI K. HIGGINBOTHAM, a single woman, recorded August 22, 1997, in Official Records Book 9951, Page 522;
8. Quitclaim Deed from EDMOND L. PRETI and KELLI K. PRETI, formerly known as KELLI K. HIGINBOTHAM, husband and wife, to EDMOND L. PRETI and KELLI K. PRETI, husband and wife, as joint tenants with right of survivorship, recorded January 10, 2005, in Official Records Book 17988, Page 47; and
9. Quit Claim Deed from EDMOND L. PRETI and KELLI K. PRETI, formerly husband and wife, to EDMOND L. PRETI, a single man, recorded December 21, 2007, in Official Records Book 22337, Page 829.

LOT 3, BLOCK 26, PLAT NO. 2 – 748 IBIS WAY, NORTH PALM BEACH, FL

1. Special Warranty Deed from VIRGINIA GRAVLIN BROWN, a Free Dealer, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP., AND HERBERT A. ROSS, as Successor Trustee and individually, joined by his wife, EDITH L. ROSS, doing business as NORTHLAKES PROPERTIES, to PINNER, INC., a Florida corporation, recorded December 31, 1963, in Official Records Book 958, Page 177;
2. Warranty Deed from PINNER, INC., a Florida corporation, to ROBERT J. HAFNER and BERTHA M. HAFNER, his wife, recorded May 10, 1965, in Official Records Book 1201, Page 210.

3. Warranty Deed from ROBERT J. HAFNER, unmarried and widower of BERTHA M. HAFNER, to CHARLES L. LAURIE and ANNIE W. LAURIE, his wife, recorded April 6, 1966, in Official Records Book 1356, Page 89;
4. Deed from MARK W. LAURIE, Personal Representative of the Estate of ANNIE W. LAURIE, deceased, to MARK W. LAURIE, CHARLES W. LAURIE, JR., and JEANNE ANNE WADDELL, recorded March 23, 1983, in Official Records Book 3904, Page 1944;
5. Quit-Claim Deed from CHARLES LAURIE, JR., to MARK W. LAURIE, recorded March 23, 1983, in Official Records Book 3904, Page 1946;
6. Quit-Claim Deed from JEANNE ANNE WADDELL to MARK W. LAURIE, recorded March 23, 1983, in Official Records Book 3904, Page 1947;
7. Warranty Deed from MARK W. LAURIE, joined by his wife TAMMY K. LAURIE to MATTHEW S. NUGENT and CAROLINE KELLS NUGENT, husband and wife, recorded September 9, 1986, in Official Records Book 4999, Page 506;
8. Warranty Deed from MATTHEW S. NUGENT and CAROLINE KELLS NUGENT, his wife, to GEORGE S. LAURENCE and CATHERINE A. LAURENCE, his wife, recorded October 14, 1994, in Official Records Book 8465, Page 1077;
9. Special Warranty Deed from GEORGE S. LAURENCE, an unremarried widower, to GEORGE S. LAURENCE, as Trustee under Trust Agreement dated May 26, 1994 and subsequently amended on April 17, 1997 and again on August 10, 1999, recorded May 22, 2000, in Official Records Book 11791, Page 1530; and
10. Trustee's Deed from GEORGE S. LAURENCE, a single person, individually and as Trustee under Trust Agreement dated 5-26-1994 and subsequently amended on April 17, 1997, and again on August 10, 1999, to THOMAS J. LUNDEEN and MICHELE J. LUNDEEN, husband and wife, recorded July 26, 2002, in Official Records Book 13962, Page 60.

LOT 4, BLOCK 26, PLAT NO. 2 – 744 IBIS WAY, NORTH PALM BEACH, FL

1. Special Warranty Deed from VIRGINIA GRAVLIN BROWN, a Free Dealer, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP., AND HERBERT A. ROSS, as Successor Trustee and individually, joined by his wife, EDITH L. ROSS, doing business as NORTHLAKES PROPERTIES, to PINNER, INC., a Florida corporation, recorded December 31, 1963, in Official Records Book 958, Page 177;
2. Warranty Deed from PINNER, INC., a Florida corporation, to E. JOHN DRUMHELLER and ALICE M. DRUMHELLER, his wife, recorded May 13, 1968, in Official Records Book 1654, Page 437; and
3. Warranty Deed from ALICE M. DRUMHELLER, an unremarried widow, to JOSEPH R. WILLIS and DEBORAH K. WILLIS, his wife, recorded November 2, 1993, in Official Records Book 7961, Page 1042.

LOT 5, BLOCK 26, PLAT NO. 2 – 740 IBIS WAY, NORTH PALM BEACH, FL

1. Special Warranty Deed from VIRGINIA GRAVLIN BROWN, a Free Dealer, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP., AND HERBERT A. ROSS, as Successor Trustee and individually, joined by his wife, EDITH L. ROSS, doing business as NORTHLAKES PROPERTIES, to PINNER, INC., a Florida corporation, recorded December 31, 1963, in Official Records Book 958, Page 177;
2. Warranty Deed from PINNER, INC., a Florida corporation, to ROY H. SEDDON and FRANCES M. SEDDON, his wife, recorded October 10, 1968, in Official Records Book 1679, Page 498;
3. Warranty Deed from ROY H. SEDDON and FRANCES M. SEDDON, his wife, to H. RICHARD HARMS and HELEN M. HARMS, his wife, recorded February 4, 1972, in Official Records Book 1977, Page 1064;
4. Warranty Deed from H. RICHARD HARMS and HELEN M. HARMS, his wife, to OTTO J. VYMLATIL and F. JEAN VYMLATIL, recorded August 27, 1974, in Official Records Book 2343, Page 1636;
5. Warranty Deed from OTTO J. VYMLATIL and F. JEAN VYMLATIL, his wife, to HERBERT D. VANDEPOL and PATRICIA C. VANDEPOL, his wife, recorded July 3, 1980, in Official Records Book 3320, Page 1183;
6. Warranty Deed from HERBERT D. VANDEPOL and PATRICIA C. VANDEPOL, his wife, to PATRICIA C. VANDEPOL, recorded April 6, 1982, in Official Records Book 3703, Page 312;
7. Warranty Deed from PATRICIA C. VANDEPOL, unmarried, to THOMAS O'CONNOR and ISOBEL A. O'CONNOR, his wife, recorded June 7, 1983, in Official Records Book 3961, Page 397;
8. Certificate of Title in case styled, GOLDOME F.S.B., Plaintiff, vs. THOMAS O'CONNOR, et al., Defendants, in favor of GOLDOME F.S.B. recorded April 29, 1988, in Official Records Book 5653, Page 668;
9. Warranty Deed from GOLDOME FSB to JOHN W. APGAR and SUSAN S. APGAR, his wife, recorded June 17, 1988, in Official Records Book 5707, Page 147; and
10. Warranty Deed from JOHN W. APGAR a/k/a JOHN W. APGAR, JR., an unremarried widower, to **JOHN W. APGAR, JR., Trustee, or his successors in trust, under the JOHN W. APGAR, JR. LIVING TRUST dated June 19, 2014,** and any amendments thereto, recorded July 1, 2014, in Official Records Book 26887, Page 1295.

LOT 6, BLOCK 26, PLAT NO. 2 – 736 IBIS WAY, NORTH PALM BEACH, FL

1. Special Warranty Deed from VIRGINIA GRAVLIN BROWN, a Free Dealer, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP., AND HERBERT A. ROSS, as Successor Trustee and individually, joined by his wife, EDITH L. ROSS, doing business as NORTHLAKES PROPERTIES, to PINNER, INC., a Florida corporation, recorded December 31, 1963, in Official Records Book 958, Page 177;
2. Warranty Deed from PINNER, INC., a Florida corporation, to ROBERT E. OWEN and HAZEL D. OWEN, his wife, recorded January 26, 1967, in Official Records Book 1480, Page 99;
3. Warranty Deed from ROBERT EARL OWEN and HAZEL D. OWEN, his wife, to ROBERT MESSLER and GLORIA F. MESSLER, his wife, recorded February 3, 1972, in Official Records Book 1977, Page 406;
4. Warranty Deed from ROBERT MESSLER and GLORIA F. MESSLER, his wife, to ROY F. KING and KATHERINE E. KING, his wife, recorded March 9, 1979, in Official Records Book 3021, Page 748;
5. Warranty Deed from ROY F. KING and KATHERINE E. KING, his wife, to ELLEN LANE GHIGNA, a married person, recorded March 16, 1981, in Official Records Book 3481, Page 1552;
6. Warranty Deed from ELLEN LANE GHIGNA, now known as ELLEN JACKLIN LANE, a single person, to LAWRENCE J. FERRARA and PATRICIA A. FERRARA, husband and wife, recorded September 1, 1987, in Official Records Book 5403, Page 763;
7. Warranty Deed from LAWRENCE J. FERRARA and PATRICIA A. FERRARA, his wife, to MICHAEL L. YOHEM, recorded May 22, 1995, in Official Records Book 8756, Page 1753;
8. Warranty Deed from MICHAEL L. YOHEM, a single man, to CAROL A. GORDON, a married woman, recorded April 17, 2000, in Official Records Book 11724, Page 21;
9. Quit Claim Deed from CAROL A. GORDON, a married woman, to ERIC GORDON and CAROL A. GORDON, husband and wife, recorded December 13, 2001, in Official Records Book 13188, Page 679;
10. Quit Claim Deed from ERIC GORDON and CAROL A. GORDON, husband and wife, to CAROL A. GORDON, a single woman, recorded November 10, 2005, in Official Records Book 19520, Page 1724; and
11. Warranty Deed from CAROL GORDON, a single woman, to **MICHAEL J. BURLEY, a single man**, recorded July 8, 2008, in Official Records Book 22745, Page 1019.

LOT 7, BLOCK 26, PLAT NO. 2 – 732 IBIS WAY, NORTH PALM BEACH, FL

1. Special Warranty Deed from VIRGINIA GRAVLIN BROWN, a Free Dealer, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP., AND HERBERT A. ROSS, as Successor Trustee and individually, joined by his wife, EDITH L. ROSS, doing business as NORTHLAKES PROPERTIES, to PINNER, INC., a Florida corporation, recorded December 31, 1963, in Official Records Book 958, Page 177;
2. Warranty Deed form PINNER, INC., a Florida corporation, to MARTIN PIKE and DIANE S. PIKE, his wife, recorded April 16, 1964, in Official Records Book 1011, Page 547;
3. Warranty Deed from S. DIANE OKEN (formerly S. DIANE PIKE, also known as DIANE S. PIKE), joined by her husband ALAN I. OKEN, to VAROUJAN KHOROZIAN and ANGELA KHOROZIAN, his wife, and GIUSEPPE SANTA LUCIA and TERESA SANTA LUCIA, his wife, as tenants in common, recorded May 4, 1981, in Official Records Book 3514, Page 99; and
4. Warranty Deed from VAROUJAN KHOROZIAN and ANGELA KHOROZIAN, his wife, and TERESA SANTA LUCIA, an unmarried widow, to **PEDRO M. RIVERA-PIEROLA and NANCY F. RIVERA-PIEROLA, his wife**, recorded July 6, 1992, in Official Records Book 7309, Page 154.

LOT 8, BLOCK 26, PLAT NO. 2 – 728 IBIS WAY, NORTH PALM BEACH, FL

1. Warranty Deed from VIRGINIA GRAVLIN, a single woman, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP. AND WILLIAM W. BLAKESLEE, individually and as Trustee, joined by his wife, ANITA F. BLAKESLEE, doing business as NORTHLAKE PROPERTIES, to JOE W. ROGERS and SYLVIA ROGERS, his wife, recorded December 9, 1959, in Official Records Book 439, Page 112.
2. Warranty Deed from JOE W. ROGERS and SYLVIA ROGERS, his wife, to ARTHUR E. BLANK and STELLA T. BLANK, his wife, recorded June 21, 1972, in Official Records Book 2025, Page 1667;
3. Warranty Deed from ARTHUR E. BLANK, a widower and unmarried, to WALTER MELNYK and HELEN MELNYK, his wife, recorded September 13, 1977, in Official Records Book 2736, Page 117;
4. Warranty Deed from WALTER MELNYK, an unmarried widower, to BRUCE BEBEE and WILMA BEBEE, his wife, recorded April 23, 1985, in Official Records Book 4524, Page 942;
5. Warranty Deed from BRUCE BEBEE and WILMA BEBEE, his wife, to JAMES H. ROBERTS III and PATRICIA ANN ROBERTS, his wife, recorded March 28, 1990, in Official Records Book 6400, Page 131;

6. Certificate of Title in case styled, BRUCE BEBEE and WILMA BEBEE, Petitioners, vs, JAMES H. ROBERTS III and PATRICIA ANN ROBERTS, Defendants, in favor of BRUCE BEBEE and WILMA BEBEE, recorded June 28, 1994, in Official Records Book 8324, Page 150;
7. Warranty Deed from BRUCE BEBEE and WILMA BEBEE, husband and wife, to WILLIAM G. GREEN and CATHERINE M. GREEN, husband and wife, recorded March 1, 1995, Official Records Book 8638, Page 434;
8. Quit-Claim Deed from WILLIAM G. GREEN and CATHERINE M. GREEN to WILLIAM G. GREEN and CATHERINE M. GREEN, as Co-Trustees of the WILLIAM G. GREEN REVOCABLE LIVING TRUST, under Declaration of Trust, dated October 31, 2001, as to an undivided ½ interest, and CATHERINE M. GREEN and WILLIAM G. GREEN, as Co-Trustees of the CATHERINE M. GREEN REVOCABLE LIVING TRUST, under Declaration of Trust, dated October 31, 2001, as to an undivided ½ interest, recorded January 28, 2002, in Official Records Book 13352, Page 945; and
9. Corrective Quit-Claim Deed given by WILLIAM G. GREEN and CATHERINE M. GREEN to WILLIAM G. GREEN and CATHERINE M. GREEN, as Co-Trustees of the WILLIAM G. GREEN REVOCABLE LIVING TRUST, under Declaration of Trust, dated October 31, 2001, as to an undivided ½ interest, and CATHERINE M. GREEN and WILLIAM G. GREEN, as Co-Trustees of the CATHERINE M. GREEN REVOCABLE LIVING TRUST, under Declaration of Trust, dated October 31, 2001, as to an undivided ½ interest, recorded August 11, 2016, in Official Records Book 28500, Page 1601.
10. Warranty Deed from WILLIAM G. GREEN and CATHERINE M. GREEN, husband and wife, and WILLIAM G. GREEN and CATHERINE M. GREEN, as Co-Trustees of THE WILLIAM G. GREEN REVOCABLE LIVING TRUST UNDER DECLARATION OF TRUST, dated October 31, 2001, and CATHERINE M. GREEN and WILLIAM G. GREEN, as Co-Trustees of THE CATHERINE M. GREEN REVOCABLE LIVING TRUST UNDER DECLARATION OF TRUST, dated October 31, 2001, to ELENA BUENO de GONZALEZ and GUILLERMO E. GONZALEZ, wife and husband, recorded August 26, 2016, in Official Records Book 28532, Page 1981.

LOT 9, BLOCK 26, PLAT NO. 2 – 724 IBIS WAY, NORTH PALM BEACH, FL

1. Warranty Deed from VIRGINIA GRAVLIN, a single woman, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP. and WILLIAM W. BLAKESLEE, individually and as Trustee, joined by his wife, ANITA F. BLAKESLEE, doing business as NORTHLAKE PROPERTIES, to CONTINENTAL TITLE COMPANY, recorded January 22, 1960, in Official Records Book 457, Page 623.
2. Warranty Deed from CONTINENTAL TITLE COMPANY to RICHARD A. KIBIGER and SUZANNE KIBIGER, his wife, recorded January 17, 1963, in Official Records Book 860, Page 1196;
3. Warranty Deed from RICHARD A. KIBIGER and SUZANNE KIBIGER, his wife, to J. L. PETERSON and CARLA PETERSON, his wife, recorded November 29, 1976, in Official Records Book 2609, Page 1338;

4. Warranty Deed from J. L. PETERSON, also known as JEFFREY PETERSON and CARLA PETERSON, husband and wife, to ROY T. EDDLEMAN, recorded May 11, 1988, in Official Records Book 5667, Page 152; and
5. Warranty Deed from ROY T. EDDLEMAN, a single man, to **JOSEPH R. KOLB and LORI M. KOLB, husband and wife**, recorded November 2, 1989, in Official Records Book 6247, Page 1513.

LOT 10, BLOCK 26, PLAT NO. 2 – 720 IBIS WAY, NORTH PALM BEACH, FL

1. Warranty Deed from VIRGINIA GRAVLIN, a single woman, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP. and WILLIAM W. BLAKESLEE, individually and as Trustee, joined by his wife, ANITA F. BLAKESLEE, doing business as NORTHLAKE PROPERTIES, and NORTH PALM BEACH PROPERTIES, INC. to CONTINENTAL TITLE COMPANY, recorded October 9, 1959, in Official Records Book 414, Page 242.
2. Warranty Deed from CONTINENTAL TITLE COMPANY, a Florida corporation, to EDWARD F. DeBELLIS and JO ANN DeBELLIS, recorded April 9, 1964, in Official Records Book 1008, Page 78;
3. Warranty Deed from EDWARD F. DEBELLIS and JO ANN DEBELLIS his wife, to JAMES C. RHODY, recorded November 16, 1964, in Official Records Book 1114, Page 259;
4. Warranty Deed from JAMES C. RHODY, joined by PATRICIA ANNE RHODY, his wife, to HAROLD L. ST. CLAIR and ALMA E. ST. CLAIR, husband and wife, recorded March 2, 1966, in Official Records Book 1338, Page 163;
5. Warranty Deed from HAROLD L. ST. CLAIR and ALMA E. ST. CLAIR, husband and wife, to LEONARD PAGLIARO and PHYLLIS N. PAGLIARO, husband and wife, as tenants by the entirety, recorded August 1, 1966, in Official Records Book 1407, Page 93;
6. Warranty Deed from LEONARD PAGLIARO and PHYLLIS N. PAGLIARO, husband and wife, to LEONARD GUARDINO and ANNE GUARDINO, husband and wife, recorded May 25, 1967, in Official Records Book 1531, Page 194;
7. Warranty Deed from LEONARD GUARDINO and ANNE GUARDINO, his wife, to FRANCIS C. WILDNER and GLORIA R. WILDNER, his wife, recorded December 31, 1970, in Official Records Book 1864, Page 515;
8. Warranty Deed from FRANCIS C. WILDNER and GLORIA R. WILDNER, his wife, to JOSEPH W. SCLAFANI and VICKI SUE SCLAFANI, his wife, recorded December 30, 1976, in Official Records Book 2623, Page 1173; and

9. Warranty Deed from JOSEPH W. SCLAFANI, unmarried, and VICKI SUE SCLAFANI, unmarried, to RONALD K. LANTZ and TINA LANTZ, his wife, recorded May 6, 2002, in Official Records Book 13675, Page 1814.

LOT 11, BLOCK 26, PLAT NO. 2 – 716 IBIS WAY, NORTH PALM BEACH, FL

1. Warranty Deed from VIRGINIA GRAVLIN, a single woman, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP. and WILLIAM W. BLAKESLEE, individually and as Trustee, joined by his wife, ANITA F. BLAKESLEE, doing business as NORTHLAKE PROPERTIES, to CARL L. C. KAH, JR., and SHIRLEY KAH, his wife, recorded January 17, 1959, in Official Records Book 363, Page 626; and
2. Warranty Deed form CARL L. C. KAH, JR. and SHIRLEY KAH, his wife, to WILLIAM E. NEVILLE and SUZANNE E. NEVILLE, his wife, recorded August 23, 1967, in Official Records Book 1574, Page 482.

Note: All instruments were recorded in the Public Records of Palm Beach County, Florida.



01/07/2003 14:48:56 20030010734
 OR BK 14636 PG 0361
 Palm Beach County, Florida
 AMT 10.00
 Doc Stamp 0.70
 Dorothy H. Wilken, Clerk

This Document Prepared By and Return to:
 Angelo Pardo, Esquire
 Bosso, Bosso & Pardo, P.A.
 2428 Broadway
 Riviera Beach, FL 33404

Parcel ID Number: 68-43-42-17-08-026-0010

Grantee #1 TIN

Grantee #2 TIN:

Quitclaim Deed

This Quitclaim Deed, Made this 7th day of January, 2003 A.D. Between
 Lydabelle Bicknell formerly known as Lydabelle Bicknell Alderman, a
 single woman, as Trustee of the Lydabelle Bicknell Alderman Revocable
 Trust dated June 27, 1979 as amended and restated on July 25, 1986.
 of the County of Palm Beach State of Florida, grantors, and
 Lydabelle Bicknell as Trustee of the Lydabelle Bicknell Revocable Trust
 dated January 7, 2003.
 whose address is 800 Ibis Way, North Palm Beach, FL 33408

of the County of Palm Beach State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
 granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
 lying and being in the County of Palm Beach State of Florida to wit:
Lot 1, Block 26, VILLAGE OF NORTH PALM BEACH, Plat #2, a subdivision
of Palm Beach County, Florida, according to the plat thereof on file
in the Office of the Clerk of the Circuit Court in and for Palm Beach
County, Florida, as in Plat Book 25, page 59.

Subject to restrictions, reservations and easements of record, if
 any, and taxes subsequent to 2002.

This Quit Claim Deed is made pursuant to Florida statutes section
 69.071 and grants unto grantee full power to deal in and with the
 property or any interests therein or any part thereof, to protect,
 conserve, and to sell, lease, encumber, or otherwise manage and
 dispose of the property, it being intended that the Grantee shall
 have full rights of ownership over the property in accordance with
 Florida Statute 689.071.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise
 appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for
 the use, benefit and profit of the said grantees forever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Ever Jo NAGARCA (Seal)
 Printed Name: EVER JO NAGARCA
 Witness
Lydabelle Bicknell
 Printed Name: LYDABELLE BICKNELL
 as Lydabelle Bicknell Alderman
 P.O. Address:
Angelo Pardo
 Printed Name: ANGELO PARDO
 Witness

STATE OF Florida
 COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7th day of January, 2003 by
 Lydabelle Bicknell formerly known as Lydabelle Bicknell Alderman, a
 single woman, as Trustee of the Lydabelle Bicknell Alderman Revocable
 Trust dated June 27, 1979 as amended and restated on July 25, 1986.
 who are personally known to me or who have produced their OPINIONS VERIFIED
 identification



Angelo Pardo
 MY COMMISSION # 00171427 EXPIRES
 January 9, 2007
 BONDED BY THE STATE OF FLORIDA, INC.

Angelo Pardo
 Printed Name: ANGELO PARDO
 Notary Public
 My Commission Expires:

Prepared by and Return to:
Cindy A. Crawford, Esquire
1601 Forum Place, Suite 1101
West Palm Beach, Florida 33401

CFN 20070571461
OR BK 22337 PG 0829
RECORDED 12/21/2007 10:10:35
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pg 0829 - 831; (3pgs)

PROPERTY CONTROL NO.: 68-43-42-17-08-026-0020

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed this 19th day of DECEMBER

2007, by:

EDMOND L. PRETI, and KELLI K. PRETI, formerly Husband
and Wife.

first party, to

EDMOND L. PRETI, a Single Man

second party,

whose post office address is 752 Ibis Way
North Palm Beach, Florida 33408

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

**THIS DEED IS A CONVEYANCE OF REAL PROPERTY
BETWEEN FORMER SPOUSES PURSUANT TO AN ACTION
FOR DISSOLUTION OF MARRIAGE WHEREIN THE REAL
PROPERTY WAS A MARITAL ASSET AND IS THEREFORE
NOT SUBJECT TO DOCUMENTARY STAMP TAX IN
ACCORDANCE WITH FLORIDA STATUTE SECTION
201.02(7).**

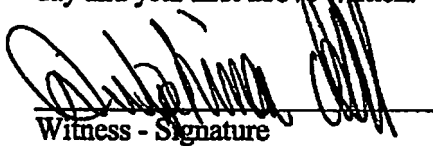
2760
WITNESSETH, that the said first party, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, in State of Florida, to wit:

Lot 2, Block 26, Plat No. 2 of the Village of North Palm Beach,
according to the plat thereof filed for records in the Office of the
Clerk of the Circuit Court in and for Palm Beach County, Florida,
in Plat Book 25, Page 59.

Subject to all conditions, restrictions, limitations and easements.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity
and claim whatsoever of the said first party, either in law or equity, to the only proper use,
benefit and behoove of the said second party forever.


IN WITNESS WHEREOF, The said first party has signed and sealed these presents the
day and year first above written.

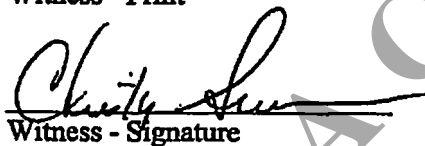

Witness - Signature

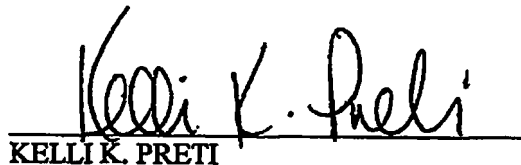

EDMOND L. PRETI


Witness - Print


Witness - Signature



Witness - Print


Witness - Signature


KELLI K. PRETI


Witness - Print


Witness - Signature


Witness - Print

Attachment: Quit Claim Deed

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of December 2007, by EDMOND L. PRETI, who is personally known to me or who has produced Florida Driver License as identification and who did take an oath.

NOTARY:



SIGN Naomi Belk

PRINT Naomi Belk

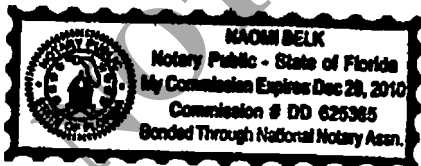
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of December 2007, by KELLI K. PREI, who is personally known to me or who has produced Florida Driver License as identification and who did take an oath.

NOTARY:



SIGN Naomi Belk

PRINT Naomi Belk

STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

Return to:
Name:
Address:

07/26/2002 09:31:19 20020385896
OR BK 13962 PG 0060
Palm Beach County, Florida
AMT 425,000.00
Doc Stamp 2,975.00
Dorothy H. Wilken, Clerk

This Instrument Prepared by: SUSAN L. PRILL
UNIVERSAL LAND TITLE, INC.
3399 PGA Blvd., Suite 150
Palm Beach Gardens, Florida 33410

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s): 68-43-42-17-08-026-0030

Grantee(s) S.S.#(s):

FILE NO: 02822078:

TRUSTEE'S DEED

By this Deed made this 12th day of July, 2002,
by GEORGE S. LAURENCE A SINGLE PERSON, INDIVIDUALLY AND AS TRUSTEE
UNDER TRUST AGREEMENT DATED 5-26-1994 AND SUBSEQUENTLY AMENDED ON
APRIL 17, 1997 AND AGAIN ON AUGUST 10, 1999.

hereinafter called the grantor, whose post office address is: 161 VILLAGE CIRCLE JUPITER, FL 33458

to THOMAS J. LUNDEEN AND MICHELE J. LUNDEEN, HUSBAND AND WIFE

whose post office address is: 748 IBIS WAY NORTH PALM BEACH, FL 33408

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in PALM BEACH County, Florida, viz:

LOT 3, BLOCK 26, VILLAGE OF NORTH PALM BEACH PLAT NO. 2,
according to the Plat recorded in Plat Book 25, page 59, as
recorded in the Public Records of Palm Beach County, Florida;
said land situate, lying and being in Palm Beach County,
Florida.

This property [is] [is not] the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]
Witness Printed Name: FERRI STONE
Witness Signature: [Signature]
Witness Printed Name: Susan L. Prill

[Signature] (Seal)
GEORGE S. LAURENCE
INDIVIDUALLY AND AS TRUSTEE

Witness Signature: _____
Witness Printed Name: _____
Witness Signature: _____
Witness Printed Name: _____

STATE OF Florida
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged
before me this 12TH day of July, 2002, by GEORGE S. LAURENCE, A
SINGLE PERSON, INDIVIDUALLY AND AS TRUSTEE UNDER TRUST AGREEMENT
DATED 5-26-1994 AND SUBSEQUENTLY AMENDED ON APRIL 17, 1997 AND
AGAIN ON AUGUST 10, 1999

who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

Serial Number:



Susan L. Prill
MY COMMISSION # 1247542 EXPIRES
April 5, 2004
NOTARY PUBLIC, STATE OF FLORIDA

[Signature]
Printed Name:
Notary Public



PREPARED BY AND RETURN TO:

Joseph S. Karp, Esquire
The Karp Law Firm, P.A.
2875 PGA Boulevard, Suite 100
Palm Beach Gardens, FL 33410

CFN 20140242232
OR BK 26887 PG 1295
RECORDED 07/01/2014 12:01:21
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1295 - 1296; (2pgs)

PCN: 68-43-42-17-08-026-0050

WARRANTY DEED

THIS WARRANTY DEED executed on June 19, 2014, by JOHN W. APGAR a/k/a JOHN W. APGAR, JR., an unmarried widower, Grantor, to JOHN W. APGAR, JR., Trustee, or his successors in trust, under the JOHN W. APGAR, JR. LIVING TRUST dated June 19, 2014, and any amendments thereto, Grantee, whose post office address is 740 Ibis Way, North Palm Beach, FL 33408.

Wherever used herein, the singular shall include the plural and the plural shall include the singular, whichever the case may require.

WITNESSETH:

that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following-described land, situate, lying and being in PALM BEACH COUNTY, State of Florida, to-wit:

Lot 5, Block 26, VILLAGE OF NORTH PALM BEACH PLAT NO. 2,
according to the Plat thereof on file in the Office of the Clerk of the Circuit
Court in and for Palm Beach County, Florida, recorded in Plat Book 25, Page
59; said lands situate, lying and being in Palm Beach County, Florida.

IT IS HEREBY CERTIFIED THAT JOHN W. APGAR, JR. IS ENTITLED TO THE USE AND OCCUPANCY AS A LIFE TENANT IN REAL PROPERTY UNDER THE TERMS OF THE JOHN W. APGAR, JR. LIVING TRUST DATED JUNE 19, 2014; THEREFORE, HAVING SUFFICIENT TITLE TO CLAIM HOMESTEAD EXEMPTION IN COMPLIANCE WITH RULES OF THE STATE OF FLORIDA, DEPARTMENT OF REVENUE, DIVISION OF AD VALOREM TAX, CHAPTER 12D-7.011 (AGO 94-50 AND AGO 90-70) AND FLORIDA STATUTE §196.031.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Further, said Grantor confers upon said Grantee the power and authority to either protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the said land.

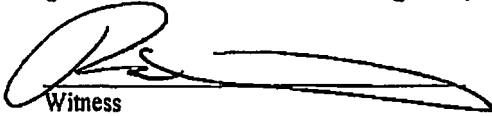
All Successor Trustees are hereby granted the power to protect, conserve, sell, encumber, or otherwise manage and dispose of the real property described in this deed.

The powers of the Trustees and all Successor Trustees shall extend to any and all rights the Grantor possesses in the above-described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor, including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

**THIS DEED IS BEING PREPARED AT GRANTOR'S AND GRANTEE'S REQUEST.
NO TITLE SEARCH OR EXAMINATION WAS PERFORMED.**

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first-above written.


Signed, sealed and delivered in presence of:
(print name of each witness under signature)


Witness

Print Name: **Rachel G. Zetouni**


Witness

Print Name: **Gina Grandinotte**

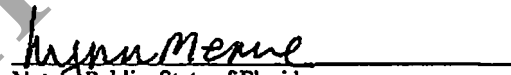

JOHN W. APGAR, JR.
748 Ibis Way
North Palm Beach, FL 33408

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned Notary Public, duly authorized in the State and County aforesaid to take acknowledgments and administer oaths, personally appeared JOHN W. APGAR, JR., who is personally known by me, or who produced identification as specified in Section 117.05, Florida Statutes, and who in my presence executed the foregoing instrument and acknowledged to me and before me that he executed same in the presence of two witnesses freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid on June 19, 2014.


Notary Public, State of Florida
Type/Print Name of Notary:
Commission Number:
My commission expires:

☐ Affiant Personally Known
or
☒ Affiant Presented Identification
Type of Identification: FCOL





CFN 20080256375
 OR BK 22745 PG 1019
 RECORDED 07/08/2008 16:20:26
 Palm Beach County, Florida
 ANT 10.00
 Doc Stamp 0.70
 Sharon R. Bock, CLERK & COMPTROLLER
 Pg 1019; (1pg)

Prepared by and return to:

Michael J. Burley
 5420 N. Ocean Dr. Suite 1106
 West Palm Beach, FL 33404
 561-744-7310
 File Number: 08-002
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of July, 2008 between Carol Gordon, a single woman whose post office address is 736 Ibis Way, North Palm Beach, FL 33408, grantor, and Michael J. Burley, a single Man whose post office address is 736 Ibis Way, North Palm Beach, FL 33408, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

Lot 6, Block 26, Village of North Palm Beach, Plat Number 2, according to the plat thereof as recorded in plat book 25, pages 59, Public Records of Palm Beach County Florida

Parcel Identification Number: 6843421708026006

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
 Witness Name: *[Signature]*

[Signature] (Seal)
 Carol Gordon

[Signature]
 witness Name: *[Signature]*

The foregoing instrument was sworn to and subscribed before me this 7th day of July, 2008 by Carol Gordon who produced *[Signature]* as Identification

[Signature]
 Notary Public



SUSAN E. HORTON
 MY COMMISSION # DD 368774
 EXPIRES: December 14, 2008
 Double Time Budget Notary Services

DoubleTime

52041073 W/Q 68
Universal Land Title, Inc.

This Instrument Prepared by:

Judith P. Kimball
4440 PGA Blvd., Suite 408
Palm Beach Gardens, Florida 33410
(407) 626-8443 Fax (407) 775-0764
for the purposes of title insurance.

Property Appraisers Parcel I.D. (Folio) Number(s):
CG 43-42 17 CG 020-0070

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

JUL-06-1992 11:23am 92-205981

ORR 7309 P3 154

Con 262,000.00 Doc 1,572.00
CLERK OF THE COURT - PB COUNTY, FL

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 1ST day of JULY A.D. 19 92 by
Varoujan Khorozian and Angela Khorozian, his wife and Teresa Santa
Lucia, an unremarried widow
hereinafter called the grantor, to Pedro Rivera-Pierola and Nancy Rivera-Pierola,
his wife
whose postoffice address is
hereinafter called the grantee: 732 IBIS WAY, NORTH PALM BEACH, FL 33408

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for an in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach
County, Florida, viz:

LOT 7, BLOCK 26, VILLAGE OF NORTH PALM BEACH PLAT NO. 2,
according to the Plat recorded in Plat Book 25, page 59, as
recorded in the Public Records of Palm Beach County, Florida;
said land situate, lying and being in Palm Beach County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1991, restrictions, reservations, covenants and easements of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Printed Signature

Witness Signature

Printed Signature

Witness Signature

Printed Signature

Witness Signature

Printed Signature

Varoujan Khorozian

Schaffer Road

Post Office Address

Alpine, New Jersey 07620

Angela Khorozian

Schaffer Road

Post Office Address

Alpine, New Jersey 07620

STATE OF New Jersey

COUNTY OF DuSable

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in
the County aforesaid, to take acknowledgments, personally appeared Varoujan Khorozian and
Angela Khorozian, his wife who have personally known to me or who has produced
as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this

June

A. D. 19 92

LOUELLA GILLISON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 17 1995

Notary Signature

LOUELLA GILLISON

Printed Notary Signature

Title or Rank

My Commission Expires

Serial Number, if any:

Signed, sealed and delivered in
our presence.

David C. DeW
Witness signature
DAVID C. DEW

Teresa Santa Lucia
Teresa Santa Lucia

Printed signature

Judith P. Kimball
Witness signature
JUDITH P. KIMBALL
Printed signature

4005 WINDHAM RD

Post office address

11213 FIN. 35406

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid,
to take acknowledgments, personally appeared: Teresa Santa
Lucia, an unmarried widow, who is/are personally known to me
or who has produced DRIVER'S LICENSE as
identification and who did take an oath.

Witness my hand and official seal in the County and State last
aforesaid this 1st day of July, 1992.

Judith P. Kimball
Notary Public
JUDITH P. KIMBALL
Printed notary signature




Commission Expiration Date:

(SEAL)

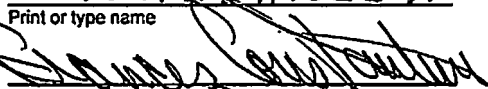
NOT A CERTIFIED COPY

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 25th
day of August, 2016.


Witnesses:



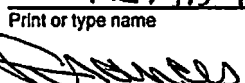
KEITH A. SELDIN
Print or type name




Frances Constantino
Print or type name



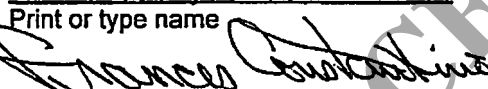
KEITH A. SELDIN
Print or type name



Frances Constantino
Print or type name



KEITH A. SELDIN
Print or type name



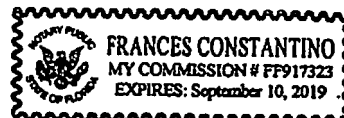
Frances Constantino
Print or type name

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 25th day of August, 2016, by WILLIAM G. GREEN and CATHERINE M. GREEN, Individually, and WILLIAM G. GREEN and CATHERINE M. GREEN, as Co-Trustees, of THE WILLIAM G. GREEN REVOCABLE LIVING TRUST UNDER DECLARATION OF TRUST, dated October 31, 2001 and CATHERINE M. GREEN and WILLIAM G. GREEN, as Co-Trustees of THE CATHERINE M. GREEN REVOCABLE LIVING TRUST UNDER DECLARATION OF TRUST, dated October 31, 2001, who are personally known to me or who have produced Driver's Licenses as identification, and who did take an oath.



Notary Public
State of Florida
My Commission Expires:



Return to: (enclose self-addressed stamped envelope)

Landmark Title of the Palm Beaches

Address:

11000 Prosperity Farms Road
Palm Beach Gardens, Florida 33410
This instrument prepared by:

Address:

Property Appraisers Parcel ID. (Folio) Number(s):

68-43-42-17-08-026-0090

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID

RANCO FORM 01

NOV-02-1989 11:12am 89-315508

ORB 6247 Pg 1513

Con 261,000.00 Doc 1,435.50
JOHN B DUNKLE, CLERK - PR COUNTY, FL

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the ③ 18th day of October A. D. 1989 by

Roy T. Eddleman, a single man
hereinafter called the grantor, to

Joseph R. Kolb and Lori M. Kolb, husband and wife

whose postoffice address is 724 IBIS WAY, WEST Palm Beach, FL. 33408
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Lot 9, of Block 26, of Village of North Palm Beach Plat No. 2, a Subdivision, according to the Plat recorded in Plat Book 25 Page 59, of the Public Records of Palm Beach County, Florida.

SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS OF RECORD, IF ANY, APPLICABLE ZONING ORDINANCES, AND TAXES ACCRUING SUBSEQUENT TO DECEMBER 31, 1988.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1988

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

② John Clark
② J. H. Cawant

① Roy T. Eddleman
Roy T. Eddleman

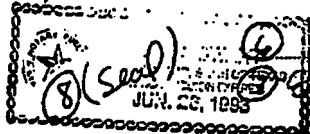
STATE OF ④ TEXAS
COUNTY OF ④ HARRIS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

Roy T. Eddleman
to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this ③ 18th day of

October A. D. 1989



RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT

This Instrument Prepared by and Return to:
Stacey K. Zahornacky
STANDARD TITLE INSURANCE AGENCY, INC.
1860 FOREST HILL BLVD., STE 107
WEST PALM BEACH, FL 33406

Property Appraisers Parcel Identification (Folio) Numbers:
68-43-42-17-08-026-0100

05/06/2002 11:09:13 20020229180
OR BK 13675 PG 1814
Palm Beach County, Florida
AMT 395,000.00
Doc Stamp 2,765.00
Dorothy H. Wilken, Clerk

Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 29th day of April, 2002 by Joseph W. Sciafani, unmarried, and Vicki Sue Sciafani, unmarried, herein called the Grantors, whose post office address is 720 Ibis Way, North Palm Beach, FL 33408, to Ronald K. Lantz and Tina Lantz, his wife, whose post office address is 720 Ibis Way, North Palm Beach, FL 33408, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Palm Beach County, State of Florida, viz:

Lot 10, Block 26, VILLAGE OF NORTH PALM BEACH, PLAT NO. 2, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 25, Page 59.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record and taxes for the current year and thereafter.

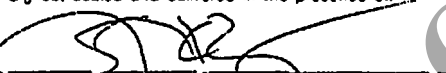
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

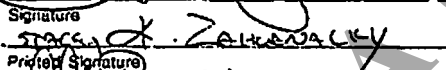
TO HAVE AND TO HOLD, the same in fee simple forever.

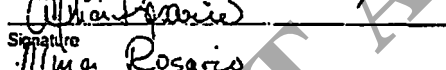
AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Signature

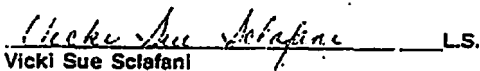

Printed Signature


Signature


Printed Signature

Signature
Printed Signature


Joseph W. Sciafani L.S.


Vicki Sue Sciafani L.S.

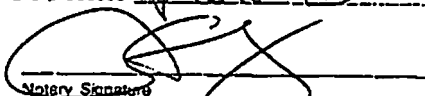
STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of April, 2002 by Joseph W. Sciafani, unmarried, and Vicki Sue Sciafani, unmarried who is/are personally known to me or have produced Photo ID as identification.

SEAL



Stacey K. Zahornacky
MY COMMISSION # CC722954 EXPIRES
May 4, 2004
STANDARD TITLE INSURANCE AGENCY, INC.


Notary Signature

Printed Notary Signature
My Commission Expires:

#24652AB

Warranty Deed:

WOOD, COBB, ROBINSON, FALCON & LETTS
LAWYERS
WEST PALM BEACH, FLORIDA

3905

This Deed, Made this 23rd day of August, 1967,

between CARL L. C. KAH, JR. and SHIRLEY KAH, his wife,

part 105 of the first part,

and WILLIAM E. NEVILLE and SUZANNE E. NEVILLE, his wife,

part 105 of the second part, whose mailing address is: 716 1st St. N. Palm Beach, Florida

Witnesseth, That the said part 105 of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to them in hand paid by the said part 105 of the

second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said

part 105 of the second part, their heirs and assigns forever, the following

described land, situate in the County of Palm Beach, State of Florida, to-wit:

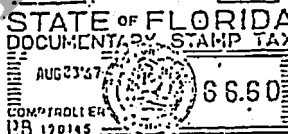
Lot 11, Block 25, VILLAGE OF NORTH PALM BEACH PLAT NO. 2,

according to the Plat thereof on file in the office of the

Clerk of the Circuit Court in and for Palm Beach County,

Florida, in Plat Book 25, page 59.

SUBJECT to reservations, restrictions and easements of record and to taxes subsequent to 1965.



And the said part 105 of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part 105 of the first part have hereunto set their hand and seal the day and year above written.

Signed, sealed and delivered in our presence:

Alice S. Bennett
Harold S. Bennett

Carl L. C. Kah, Jr. L.S.
 Carl L. C. Kah, Jr.
Shirley Kah L.S.
 Shirley Kah

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, personally appeared

CARL L. C. KAH, JR. and SHIRLEY KAH, his wife, to me known to be the person or persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESSES my hand and official seal in the County and State last aforesaid this 23rd day of August, 1967.

Recorded in Official Record Book
 of Palm Beach County, Florida
 John J. Burke
 Clerk of Circuit Court

Alice S. Bennett
 Notary Public, in and for the County and State aforesaid.
 My commission expires: 4/25/69

NOT A CERTIFIED COPY

EXHIBIT “H”

4973

RWR:jp
#3222

Dec 31 4 11 PM '63

SPECIAL WARRANT DEED

PUB 958 PAGE 177

THIS INDENTURE, Made this 31st day of December, A.D. 1963, between Virginia Gravlin Brown, a Free Dealer, Bunker Ranch Homes, Inc., Golfview Heights, Inc., Belvedere Homes, Inc., Belvedere Industrial Corp., Forest Hill Homes, Inc., Belvedere Holding Corp., and Herbert A. Ross, as Successor Trustee and individually, joined by his wife, Edith L. Ross, doing business as NORTHLAKE PROPERTIES, parties of the first part, and PINNER, INC., a Florida corporation, party of the second part, whose mailing address is: P.O. Box 2664, Palm Beach, Florida, witnesseth:

That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate in the County of Palm Beach, State of Florida, to-wit:

All of the Grantors' right, title and interest in and to any real property located within the corporate limits of the VILLAGE OF NORTH PALM BEACH, Florida, and within the corporate limits of the TOWN OF LAKE PARK, Florida, in Sections 8, 9, 16, 17, 20, and 21, Township 42 South, Range 43 East, Palm Beach County, Florida:

Together with any and all of the Grantors' right, title and interest in and to any contracts for the sale of real property located within the above described limits.

And the said parties of the first part hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under said parties of the first part.

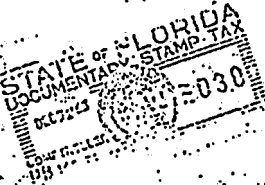
IN WITNESS WHEREOF, the parties of the first part have caused these presents to be executed under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Ray J. W. King
E. A. Ross

Virginia Gravlin Brown, a Free Dealer, Bunker Ranch Homes, Inc., Golfview Heights, Inc., Belvedere Homes, Inc., Belvedere Industrial Corp., Forest Hill Homes, Inc., Belvedere Holding Corp., and Herbert A. Ross, as Successor Trustee and individually, joined by his wife, Edith L. Ross, d/b/a NORTHLAKE PROPERTIES.

[Signature] (SEAL)
Attorney in Fact



Scott, Burk, Simon & Royce
450 Royal Palm Way
Palm Beach, Florida

STATE OF FLORIDA)

-SS

COUNTY OF PALM BEACH)

958 PAGE 178

Before me, the undersigned authority, personally appeared JOHN A. SCHWENCKE, attorney in fact for Virginia Gravin Brown, a Free Dealer, Bunker Ranch Homes, Inc., Golfview Heights, Inc., Belvedere Homes, Inc., Belvedere Industrial Corp., Forest Hill Homes, Inc., Belvedere Holding Corp., and Herbert A. Ross, as Successor Trustee and individually, joined by his wife, Edith L. Ross, doing business as NORTHLAKE PROPERTIES, to me well known and known to be the person described in and who executed the foregoing as such attorney in fact and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 31 day of December, 1963.



Royce
Notary Public

My commission expires: 7-28-67

Notary Public, State of Florida at Large
My Commission Expires July 28, 1967
Issued by American Life & Casualty Co.

Recorded in Official Record Book
at Palm Beach County, Florida
J. ALEX ARNETTE
CLERK OF CIRCUIT COURT

Scott, Burk, Simon & Royce
450 Royal Palm Way
Palm Beach, Florida

NOT A CERTIFIED COPY

EXHIBIT “I”

This Instrument Prepared By/Returned to:
Philip H. Ward Esq.

4420 Beacon Circle, Suite 100
West Palm Beach, Florida 33407

This deed was prepared without
benefit of a title search or examination

Property Control Nos.: 68-43-42-16-00-004-0020; 68-43-42-17-00-000-5110

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed as of the 25th day of July, 2017, by and between Pinner, Inc., a dissolved Florida corporation, whose address was 520 Anchorage Drive, North Palm Beach, Florida 33408, hereinafter called the Grantor, and North Palm Beach Properties, Inc., a Florida corporation, whose address is 13907 Carrollwood Village Run, Tampa, Florida 33618, hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 cents, (\$10.00), and other valuable considerations to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain land situate in Palm Beach County, Florida, to-wit:

All of the Grantors' right, title and interest in and to any real property located within the corporate limits of the VILLAGE OF NORTH PALM BEACH, Florida, and within the corporate limits of the TOWN OF LAKE PARK, Florida, in Sections 8, 9, 16, 17, 20, and 21, Township 42 South, Range 43 East, Palm Beach County, Florida;

The foregoing legal description being the land conveyed to Grantor in that certain Special Warranty Deed dated December 31, 1963, recorded in Official Records Book 958, Page 177, Public Records of Palm Beach County, Florida;

Such land specifically including all of Grantor's right, title and interest in the C-17 Canal right of way as said right of way property is described in that certain Easement Deed recorded in Deed Book 1156, Page 186, and that certain Easement Deed recorded in Deed Book 1163, 294.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity, and claim whatsoever of said Grantor, either in law or in equity, to only the proper use, benefit and behoof of said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned director of said Grantor has hereunto set
his hand and seal the day and year first above written.

Sign, sealed and delivered in the presence of
the following two witnesses:

Sarah Berlin
Print Name: Sarah Berlin

Pinner, Inc.
a dissolved Florida corporation

GARY A. LANDANIS
Print Name: GARY A. LANDANIS

By: Kim M. Schwencke
Kim M. Schwencke, Director

(Corporate Seal)

STATE OF FLORIDA)

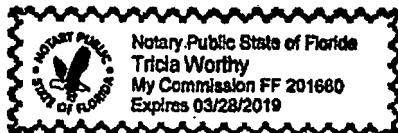
COUNTY OF PALM BEACH)

ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Kim M. Schwencke, Director, North Palm Beach Properties, Inc., to me known to be the person described in or who has produced _____ as identification and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of July, 2017.

Notary Public:



Sign: Tricia Worthy

Print: Tricia Worthy

My Commission Expires: 3/28/2019

My Commission No.: FF 201660

NOTE: This Quit Claim Deed is a conveyance from agent to principal and there is no consideration for this transfer.

NOT A CERTIFIED COPY

EXHIBIT “J”

TN 7.02.01

Blanket Description - Quitclaim Deed Without Specific Description

Shown in an abstract to a lot in X Subdivision is a quitclaim deed executed by A to B which was filed for record and which purports to quitclaim all of the grantor's right, title and interest in any property in several named subdivisions including X Subdivision without, however, describing any specific lot in that subdivision. Except for the quitclaim deed, the parties in question were complete strangers to the title, since their names appear nowhere else in the chain of title to the lot under examination. The Fund's opinion was requested as to whether the quitclaim should be considered a cloud.

The quitclaim deed merely mentions whatever interest the grantor may have had in property in X Subdivision as well as other subdivisions. In The Fund's opinion, the blanket quit claim deed could not be considered as notice that the grantor was claiming any interest in any specific lot. Therefore, The Fund's conclusion is that the quitclaim deed is not a cloud on the title to the lot.

One precaution is urged. It should be determined that none of the parties named in the quitclaim are in possession of the lot under examination. If so, such possession would itself be notice of any interest such party or parties might have or claim. Also see TN 7.03.01 for deeds containing specific legal descriptions.

Related Documents

TN 7.03.01 Interloping Deeds and Mortgages